

The South Coast Selection

Our finest cottages in the
Isle of Wight, Kent, Sussex,
Hampshire and Surrey

Over
3,500

holiday cottages
across the UK &
Ireland

Over
100

holiday cottages
across The South
Coast

Cottages
from
£208

per week on the
The South Coast



Introducing the best ever choice from Sykes Cottages

Choose from
**over 100
cottages**
across The South Coast

Cottages from
just £208
per week

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

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7 days a week
by phone and online

Visit our
website
**for our
full range**
of holiday cottages
across the UK &
Ireland at

www.SykesCottages.co.uk

Welcome to our exclusive South Coast brochure showcasing our 2013 collection of handpicked cottages, featuring exciting additions and all-time favourites.

Expect amazing locations like the Isle of Wight and its dazzling, 60-mile coastline, the scented orchards and White Cliffs of Dover in Kent, the centuries-old woodlands of Hampshire's New Forest, more woods and glorious scenery in Surrey, not forgetting the South Downs National Park in Sussex. Add top-class activities, wonderful wildlife, seaside hotspots and numerous visitor attractions – all the ingredients for a fantastic cottage holiday. And when you book with Sykes, you will always enjoy the very best quality, choice, service and value for money.

Take your pick from the following pages of all sorts of cottages for romantic escapes, getaways with friends, celebratory gatherings and family holidays with four-legged friends. Otherwise call our friendly bookings team with your wish list or view our full collection online at www.SykesCottages.co.uk, with new additions highlighted daily.

Just remember to book early to secure your perfect place to stay!

Best Regards

Clive Sykes



For enquiries  info@SykesCottages.co.uk



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“This was our second holiday booked with Sykes and we wouldn’t book with anyone else - the service is excellent.”

Miss Purcell, Kent

Booking is easy

Booking your holiday couldn't be simpler. Online or over the phone, the choice is always yours!

“We liked Sykes' hassle free booking system and all round excellent customer service.”

Ms Purvis, Northumberland

Book early for the best choice

Check availability

Take a look through your brochure, then visit www.SykesCottages.co.uk or call us with your wish list – you can instantly check availability online or over the phone.

Book

When you've found your property just go ahead and book. Our secure online booking at www.SykesCottages.co.uk is easy and straightforward, or just give us a call.



Book online at www.SykesCottages.co.uk



or call us on **01244 352280**

Our dedicated cottage advisors are here to help 7 days a week, from 9am to 9.30pm.

 **tripadvisor**[®]
awarded Sykes Cottages

for quality & service

We have over 7,000 independent reviews on TripAdvisor. We're very proud of the fact that due to our commitment to each cottage and the hard work of our property owners, over 96% of these reviews are either four or five stars, so you can always expect a great quality cottage.

For an even better idea of what the property and the surrounding area are like, look out for the cottage ratings in the brochure and read reviews from customers who have stayed there at www.SykesCottages.co.uk.

The best cottages in your pocket

Our FREE 'Cottage Finder' app for iPhone and Android makes it easy to browse and book a holiday cottage while on the move, wherever you are.

This first-of-a-kind app uses GPS technology to show nearby cottages that are available and ready to book. So if you're enjoying a day out somewhere, it's simple to make it a longer stay.



Download our free app at www.SykesCottages.co.uk/app



Why not keep up to date with all our latest news and special offers by becoming a fan on Facebook or following our tweets on Twitter?

For enquiries  info@SykesCottages.co.uk

Plan your perfect holiday online

Our website is the quick, safe and secure way to book your perfect property. You can see our full range of holiday cottages, with exciting new additions made daily.

Where do you want to go?

Choose the country and region you want to visit from the menu.

When do you want to stay?

Select the start date and duration for your holiday to check availability.

How many are in your party?

Enter the number of guests over 2 years old.

Any special requirements?

For further options such as cottages that are suitable for pets, or have a pool or garden for example.

Tailor your search

Narrow your selection by location, property features and even nearby activities.



FAQs

We'll help to answer any questions or concerns you may have regarding your holiday cottage.

Check our latest offers

Save on selected cottage holidays.

Recommended by TripAdvisor

Read customer reviews to find out why we were awarded 4.5 stars.

See what our customers say

Take a look at the great feedback we get about our service.

Find out more

When you've chosen where you want to stay, simply type in the property reference to view a wider range of images to really get a feel for the property and all the added extras and live availability.



Check availability

Use the calendar to see if your property is free and get a price for your stay.

Take a look around

Click on the shots to see more of the property before you book.

TripAdvisor reviews

Read our cottage reviews published on TripAdvisor to find out how much our customers enjoyed their stay.

Location information

Find out more details about the local area and nearby attractions.

Reference number

This is the number you need to quote if booking by phone.

Cottage location

Our maps makes it easy to pinpoint the cottage and see what areas of interest are nearby.

Cottage details

This table lets you see the property specification at a glance.

Visitor reviews

See what customers enjoyed about the property.

Pick your ideal cottage

Every cottage is as individual as you are – that’s what makes a Sykes holiday so special. Just tell us your wish list and we’ll help you pick your perfect cottage!

“Thank you Sykes Cottages for making booking easy. Hope to return again in the future.”

Mrs Heptinstall, Cheshire

Beach & Coastal Cottages

There’s nothing quite like a holiday by the coast for enjoying fun-filled days on the beach, long walks along cliff-top paths and rock-pooling with your net and jam jar. From traditional cottages to modern apartments, we have properties that are simply perfect for an invigorating coastal break, with many just a pebble’s throw from the sea.



Choose your ideal cottage at www.SykesCottages.co.uk/beach

Choose your ideal cottage at www.SykesCottages.co.uk/coastal

Pet-friendly Cottages

Pets need holidays too! So you'll be pleased to hear that lots of our properties welcome dogs – especially well-behaved ones. They'll love having the wide open spaces to run around in to their heart's content, and you'll love having your family friend by your side as you explore.



Choose your ideal cottage at www.SykesCottages.co.uk/pet-friendly

Family Holidays

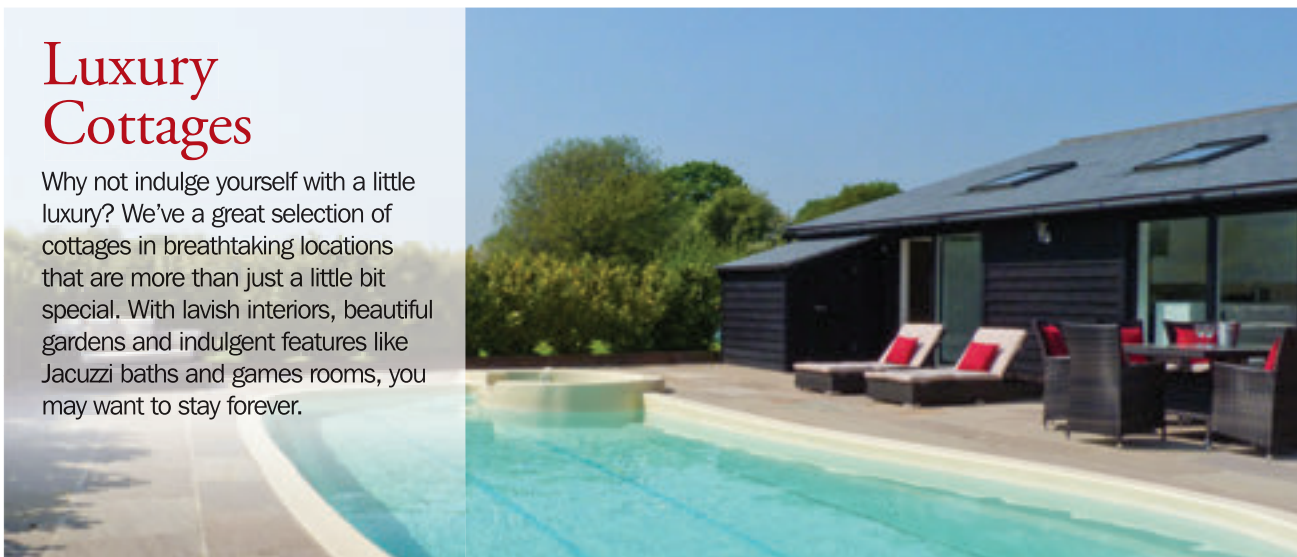
We want you to take home some brilliant memories from your family holiday with us. That's why we offer you a huge choice of perfectly equipped properties with everything from high chairs for the little ones to games rooms for the teens, so the whole family enjoys every moment!



Choose your ideal cottage at www.SykesCottages.co.uk/family

Luxury Cottages

Why not indulge yourself with a little luxury? We've a great selection of cottages in breathtaking locations that are more than just a little bit special. With lavish interiors, beautiful gardens and indulgent features like Jacuzzi baths and games rooms, you may want to stay forever.



Choose your ideal cottage at www.SykesCottages.co.uk/luxury

Large Groups

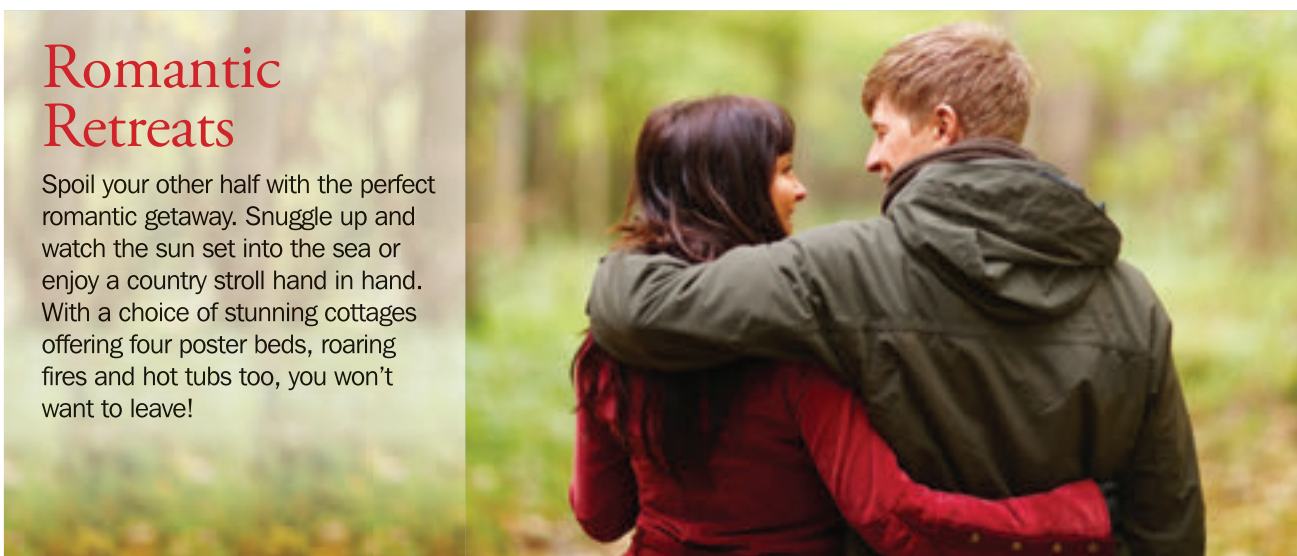
If you're arranging a break for a large group of family or friends you want to make sure you accommodate everyone's needs. We've got a great selection of properties and cottage complexes which sleep up to 11 or more and offer a huge range of activities on-site and nearby.



Choose your ideal cottage at www.SykesCottages.co.uk/large-groups

Romantic Retreats

Spoil your other half with the perfect romantic getaway. Snuggle up and watch the sun set into the sea or enjoy a country stroll hand in hand. With a choice of stunning cottages offering four poster beds, roaring fires and hot tubs too, you won't want to leave!



Choose your ideal cottage at www.SykesCottages.co.uk/romantic

Cottages with Pools

Take the plunge and enjoy staying in one of our properties with its own pool. After all, a swim's a great way to start the day, and it's an even better way to cool down when the sun's shining. It's also a fantastic way for the grown-ups to relax while the kids splash around and have fun!



Choose your ideal cottage at www.SykesCottages.co.uk/swimming-pool

Cottages with Hot Tubs

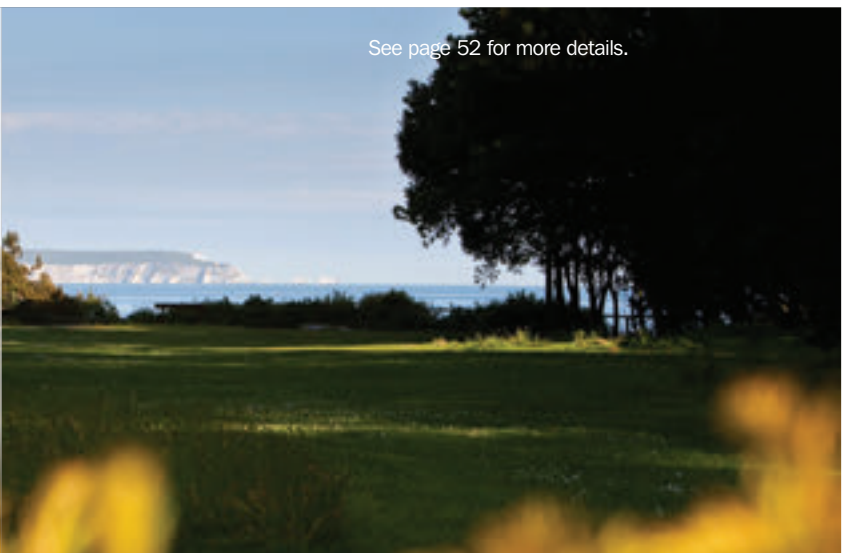
If you're looking for the ultimate indulgence, why not book a cottage with a hot tub? It's like having your own personal spa, perfect for reinvigorating tired legs and reflecting on the day you've just enjoyed – or maybe you just want to unwind, relax and enjoy a drink before dinner.



Choose your ideal cottage at www.SykesCottages.co.uk/hot-tub

Short Breaks

Make the most of a long weekend and take a break for a few days. A huge number of our cottages offer a variety of short breaks in the countryside or on the coast.



See page 52 for more details.

Choose your ideal cottage at www.SykesCottages.co.uk/short-breaks

Be inspired to try somewhere new

We've added some suggestions for cottages in other parts of the country. Of course, if these aren't exactly what you're looking for, or you need more inspiration, then we're always happy to help.



www.SykesCottages.co.uk

How about...



Cornwall

Briar Indian Queens near St. Dennis and St. Austell

REF: 1792

Beautifully renovated barn conversion on rural outskirts of Indian Queens. Open plan living, two bedrooms (one en-suite) and warming woodburner in sitting area. Newquay 7 miles.

1.5 miles 1.5 miles OSB LMB

WSB:N/A A:292 B:339 C:403 D:471 E:534
F:603 G:660 H:737 I:783 X:737 NY:737



"The cottage was very comfortable with everything you could wish for."

Mrs New, Gloucestershire

Cottages start from £208 per week at www.SykesCottages.co.uk/Cornwall

How about...



Devon

The Byre Combe Martin

REF: 10149

Superb Exmoor barn conversion on working farm. Rural setting. Woodburning stove. Glorious views. Welcoming, stylish retreat. Combe Martin 2.5 miles.

2.5 miles 2.5 miles WSB OSB LMB

WSB:250 A:300 B:347 C:400 D:453 E:473
F:530 G:611 H:691 I:740 X:691 NY:691



"The cottage was comfortable and the view over the valley was fabulous."

Mrs Wood, Hampshire

Cottages start from £207 per week at www.SykesCottages.co.uk/Devon

How about...

Dorset



The Hayloft Tolpuddle near Dorchester

REF: 1594 ✓✓✓✓
Sleeps 6 - 3 bdrms (3D) 🌿🐕🚫

A charming semi-detached cottage, on the edge of the village of Tolpuddle. Character, log burner. Quality, well-equipped accommodation. Excellent walking. Dorchester 8 miles.



🛒 3.5 miles 🚗 10 mins WSB OSB

WSB:272 A:302 B:380 C:441 D:501 E:526
F:575 G:675 H:726 I:779 X:726 NY:726



“The cottage was lovely; we didn’t want for anything. We will definitely be recommending it.”

Mrs Reilly, Norfolk

Cottages start from £233 per week at www.SykesCottages.co.uk/Dorset

How about...

Somerset



The Retreat Washford near Watchet

REF: 5488 ★★★★★
Sleeps 4 - 2 bdrms (1D 1T) 🌿🚫🚫

Luxury two bedroom Washford cottage in West Somerset. En-suite facilities and shared use of swimming pool and sauna. Watchet 2 miles.



🛒 5 mins 🚗 5 mins

WSB:N/A A:314 B:372 C:416 D:482 E:557
F:564 G:683 H:705 I:741 X:639 NY:639



“The Retreat is a very comfortable cottage and the owners were friendly and informative.”

Mrs Hewitt, North Yorkshire

Cottages start from £180 per week at www.SykesCottages.co.uk/Somerset

How about...

South Wales & Pembrokeshire



Pwll Cottage Amroth near Saundersfoot

REF: 12112 ✓✓✓✓
Sleeps 5/6 - 3 bdrms (1D 1F 1S) 🌿🐕🚫

Charming detached cottage in quiet countryside. Character beams and woodburner. Sandy beach 3 miles. Amroth 3 miles.



🛒 3 miles 🚗 3 miles WSB OSB LMB XSB

WSB:286 A:316 B:369 C:426 D:426 E:515
F:610 G:675 H:804 I:881 X:804 NY:804



“A beautiful property and a proper home-from-home.”

Mr Chesterman, Derbyshire

Cottages start from £169 per week at www.SykesCottages.co.uk/South-Wales

How about...

Anglesey



Bwthyn Gwyn Penmynydd near Red Wharf Bay

REF: 3876



Sleeps 4 - 2 bdrms (1D 1T)

Delightful detached, single-storey barn conversion in Penmynydd with woodburner and country and mountain views - a superb Anglesey cottage.



3 miles 2.6 miles WSB OSB LMB

WSB:210 A:281 B:302 C:322 D:343 E:391
F:454 G:507 H:561 I:613 X:476 NY:476



“A very nice, comfortable cottage with great views of Snowdonia.”

Mrs Freeman, Gloucestershire

Cottages start from £209 per week at www.SykesCottages.co.uk/Anglesey

How about...

North Wales & Snowdonia



Nant Cottage Llanrwst near Betws-y- Coed

REF: 645



Sleeps 6 - 3 bdrms (2D 1T)

Superb 300-year old stone-built cottage, idyllic woodland setting, 1 mile from Llanrwst. Beams, Inglenooks and superb garden with waterfalls nearby. Betws-y-Coed 3 miles.



1 mile 1 mile WSB LMB

WSB:255 A:338 B:381 C:406 D:447 E:495
F:542 G:623 H:704 I:754 X:704 NY:704



“Quite simply a beautiful cottage in a beautiful part of the country.”

Dr Drummond,
Greater Manchester

Cottages start from £157 per week at www.SykesCottages.co.uk/North-Wales

How about...

Shropshire



The Granary Stapleton near Church Stretton

REF: 1146



Sleeps 5 - 3 bdrms (1D 1T 1S)

A superb barn conversion in rural village of Stapleton. Exposed beams, woodburner, tranquil location. Church Stretton 7 miles.



5 mins 15 mins

WSB:N/A A:345 B:385 C:401 D:428 E:450
F:474 G:498 H:514 I:541 X:514 NY:514



“We had an excellent week away. A perfect property in a beautiful setting.”

Mrs Martin, Nottinghamshire

Cottages start from £209 per week at www.SykesCottages.co.uk/Shropshire

How about...

Herefordshire & The Wye Valley



Point Cottage
Preston-on-Wye near Hereford

REF: 10048 ✓✓✓✓
Sleeps 4/6 - 2 bdrms (1D 1T 1BS) 🍷 🐕 🚰
Detached 18th century stone-built Hereford cottage 5 minutes' walk from village pub. Wealth of character beams and timbers. Romantic atmosphere. Beautiful countryside. Hereford 9.5 miles.

📍 tripadvisor ⓄⓄⓄⓄⓄ
🏪 4 miles 🚗 5 mins WSB OSB LMB
WSB:261 A:302 B:332 C:363 D:384 E:414
F:445 G:466 H:486 I:522 X:486 NY:486



“A cosy cottage in a peaceful and beautiful location with great walks from the door.”

Mrs Lear, Dorset

Cottages start from £214 per week at www.SykesCottages.co.uk/Herefordshire

How about...

Norfolk



5a Hideways
Hunstanton

REF: 5657 ✓✓✓✓
Sleeps 4 - 2 bdrms (2D) 🚰 🚰
A lovely single-storey barn conversion suitable for wheelchair users, within minutes' walk of the beach and seaside funfair at Hunstanton.

📍 tripadvisor ⓄⓄⓄⓄⓄ
🏪 5 mins 🚗 5 mins WSB OSB LMB XSB
WSB:245 A:276 B:337 C:384 D:384 E:460
F:498 G:525 H:553 I:592 X:498 NY:498



“The standard of the property was incredible and the owner's attention to detail was fantastic.”

Mrs Walters, Northamptonshire

Cottages start from £158 per week at www.SykesCottages.co.uk/Norfolk

How about...

Suffolk



Faith Cottage
Bradfield St. George near Felsham

REF: 1934 ✓✓✓✓
Sleeps 4/6 - 2 bdrms (1D 1T 1BS) 🍷 🚰 🚰
Delightful Grade II listed detached cottage situated in rural hamlet on outskirts of Felsham. Exposed beams and two woodburners. Bury St. Edmunds 8 miles.

📍 tripadvisor ⓄⓄⓄⓄⓄ
🏪 1.5 miles 🚗 1.5 miles WSB OSB LMB
WSB:285 A:317 B:378 C:415 D:415 E:550
F:620 G:646 H:669 I:717 X:669 NY:669



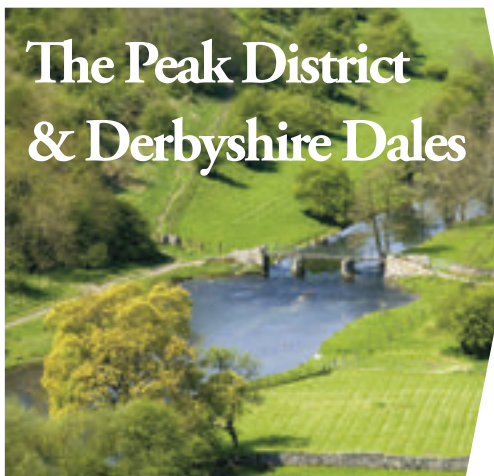
“Quite simply one of the best places I've stayed in and I will definitely return to Faith Cottage again!”

Mrs Stow, Essex

Cottages start from £195 per week at www.SykesCottages.co.uk/Suffolk

How about...

The Peak District & Derbyshire Dales



The Roost Parwich near Ashbourne

REF: 2638 ✓✓✓✓
Sleeps 7/8 - 3 bdrms (1D 2F) 🌿🐾🚫

Unusual detached property close to village pub in quiet Parwich. High standard of accommodation, woodburner, roll top bath, games room, courtyard. Ashbourne 7 miles.



🏠 2 mins 🚗 2 mins WSB OSB LMB

WSB:282 A:352 B:404 C:439 D:472 E:530
F:585 G:684 H:782 I:838 X:893 NY:893



“The cottage ticked all the boxes and the location was fantastic. We loved it!”

Mrs Durk, Wiltshire

Cottages start from £199 per week at www.SykesCottages.co.uk/Peak-District

How about...

North Yorkshire Moors & Coast



Honey Bee Cottage Staintondale near Scarborough

REF: 1195 ✓✓✓✓
Sleeps 3/4 - 3 bdrms (1D 2S) 🌿🐾🚫

Delightful semi-detached cottage on owner's farm, in Staintondale. Stunning countryside, cosy accommodation with woodburning stove. Whitby 13 miles; Scarborough 8 miles.



🏠 5 mins 🚗 1.7 miles WSB OSB LMB XSB

WSB:208 A:246 B:288 C:344 D:344 E:385
F:406 G:466 H:526 I:563 X:526 NY:526



“A lovely property in an excellent area. We certainly had a relaxing holiday and would love to go again.”

Mr Cooper, Greater Manchester

Cottages start from £199 per week at www.SykesCottages.co.uk/York-Moors

How about...

The Yorkshire Dales



Covercote Horsehouse near Leyburn

REF: 8433 ✓✓✓✓✓
Sleeps 8/10 - 4 bdrms (2D 2T) 🌿🐾🚫

Superbly renovated historic coach house in Yorkshire Dales village of Horsehouse. Four spacious bedrooms. Hand-crafted kitchen. Two sitting rooms with multi-fuel stoves. Leyburn 8 miles.

🏠 7 miles 🚗 1 min WSB

WSB:545 A:628 B:669 C:711 D:722 E:855
F:978 G:1137 H:1230 I:1290 X:1351 NY:1351



“One of the best cottages we have ever stayed in. We were made to feel very welcome.”

Mrs Candy, East Dunbartonshire

Cottages start from £170 per week at www.SykesCottages.co.uk/Yorkshire-Dales

How about...

Cumbria & The Lake District



The Byre
Newlands near Braithwaite

REF: 3529 ✓✓✓✓✓
Sleeps 2 - 1 bdrms (1D) 🌿🚫🚰

One of our luxury, romantic, Lake District cottages, this cosy detached cottage is in the Newlands Valley. Well-presented accommodation with woodburner. Keswick 3 miles.



WSB:N/A A:403 B:544 C:544 D:544 E:544
F:613 G:613 H:697 I:697 X:718 NY:718



“A fabulous barn conversion in a gorgeous part of the world.”

Mrs Porter, West Yorkshire

Cottages start from £218 per week at www.SykesCottages.co.uk/Lake-District

How about...

Northumberland



The Coach House
Lowick near Holy Island

REF: 1979 ★★★★★
Sleeps 6 - 3 bdrms (1D 2T) 🌿🐕🚰

Delightful, early 19th century, former coach house in attractive village of Lowick. Spacious accommodation, woodburner. Heritage Coast within driving distance. Berwick 11 miles.



WSB:N/A A:319 B:379 C:457 D:534 E:590
F:646 G:733 H:820 I:878 X:820 NY:820



“The Coach House was the best holiday let we have ever stayed in.”

Mrs Sharratt, West Midlands

Cottages start from £202 per week at www.SykesCottages.co.uk/Northumberland

How about...

Scottish Borders



Linton Mill Farmhouse
Linton near Kelso

REF: 5675 ✓✓✓
Sleeps 8 - 4 bdrms (2D 2T) 🌿🐕🚰

Delightful semi-detached Kelso cottage, in a rural location near Linton. Open fire, close to good walks. Easy access to Kelso Racecourse and borders countryside. Kelso 6 miles.



WSB:N/A A:371 B:433 C:479 D:525 E:585
F:646 G:729 H:813 I:871 X:813 NY:813



“Lovely cottage in amazing surroundings. Very peaceful and good for both large groups and couples.”

TripAdvisor, July 2012

Cottages start from £207 per week at www.SykesCottages.co.uk/Scottish-Borders

South Coast

Explore the stunning coastline, rolling countryside and historic towns of the Isle of Wight, Kent, Sussex, Hampshire & Surrey

The White Cliffs of Dover - Kent

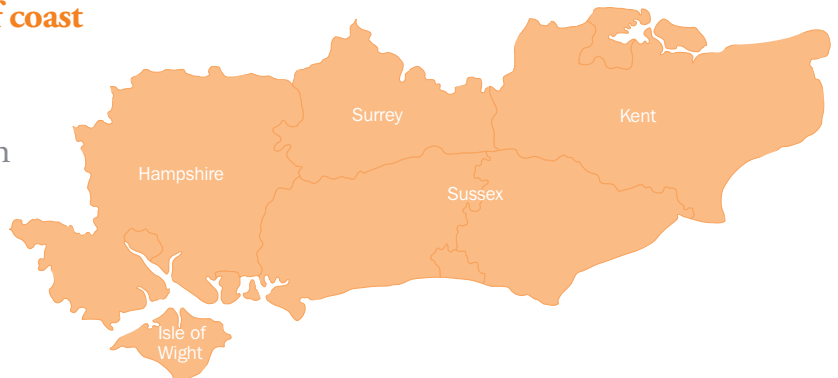
Cottages start from
£208
per week

Choose from over
100
quality cottages

See our latest properties and local attractions at SykesCottages.co.uk/South-Coast

“The stunning South Coast has long been recognised as a fantastic holiday destination. It’s bursting with history and offers the perfect combination of coast and country.

Our diverse landscape takes you from spectacular coastlines through lush green countryside to timeless villages and historical cities. From the beautiful beaches of the Isle of Wight to the great gardens of West Sussex and vineyards of Kent; pony trekking in Hampshire’s New Forest to the parades and festivals of East Sussex; there’s so much to see and do!”



Pam Stansfield
South Coast Local Manager



Delightful Days Out

Relax in the New Forest or Kew Gardens, stroll along one of the many Blue Flag beaches, or enjoy the excitement and atmosphere of Cowes, Brighton, Epsom Races or the Glyndebourne Festival Opera.



Stunning Scenery

Take in the world-famous White Cliffs of Dover, the breathtaking Seven Sisters on East Sussex’s Heritage Coast and spectacular views over the Solent to the Isle of Wight from the South Downs Way.



Historic Treasures

Visit the stunning cathedrals at Winchester and Canterbury, Battle Abbey – set on the site of the 1066 Battle of Hastings, and Osborne House, Queen Victoria’s seaside palace on the Isle of Wight.

“We have never yet had a bad experience from booking with Sykes – long may it continue. Once again Sykes Cottages exceeded our expectations. Thank you.”

Mr Mangnall, Manchester

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



The Isle of Wight is the perfect place for a family holiday. With an abundance of Blue Flag beaches and many Areas of Outstanding Natural Beauty it's ideal for walking, riding, cycling and watersports. Or try one of the many festivals including the famous Cowes Sailing Regatta.

Cottages start from
£218
per week

For more information about this area go to

www.SykesCottages.co.uk/Isle-of-Wight

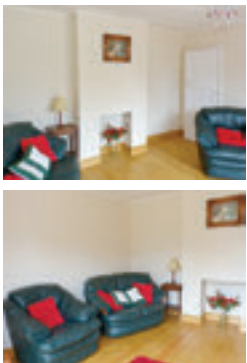


Stella Maris Cottage
Cowes, Isle of Wight

REF: 13151
Sleeps 6
Friday Arrival



Cowes 1.3 miles. This pleasantly presented cottage is located between Gurnard and the world's premier yachting centre, Cowes on the Isle of Wight. Traditionally appointed throughout to provide spacious and light accommodation, this Cowes cottage is ideal for families and friends to relax and enjoy their time together. All on the ground floor, you will find beautiful views of the garden from most rooms of this Cowes cottage, with large patio doors from two of the bedrooms and the sitting room. Outside this Cowes cottage is a patio with furniture and a large lawn area with a small lake, which is the perfect spot to relax and enjoy the bird life at the end of your busy day. Cowes is best known for hosting some of the most prestigious yachting events in the world, whilst the town itself offers a relaxed and friendly atmosphere with many excellent boutiques, delicatessens, cafés, restaurants and lively pubs. Just outside Cowes is the chain ferry to East Cowes where you can explore the magnificent Osborne House, which was the summer house and rural retreat for Queen Victoria and Prince Albert, or enjoy the award winning beach in Gurnard Bay, perfect for bathing, dinghy sailing and windsurfing. The ideal Cowes cottage to experience all that the Isle of Wight has to offer.



Accommodation All ground floor. Three bedrooms: 2 x double, 1 x twin (accessed through double bedroom). Shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 4 cars. Lawned garden with small lake, patio, furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: The small lake is deep, care should be taken at all times.

"So relaxing. It was perfect."

Mrs Shepherd, Lancashire

WSB	OSB	LMB	XSB
WSB: 236	A: 283	B: 358	C: 413
D: 467	E: 549	F: 574	G: 619
H: 664	I: 711	X: 574	NY: 574



Bay Cottage
Gurnard near Cowes,
Isle of Wight

REF: 7782
Sleeps 4
Saturday Arrival



A cosy, semi-detached Victorian town cottage, within a few minutes' walk of Gurnard's main street and beach, in this quiet coastal village, 1.2 miles from bustling Cowes on the Isle of Wight. The cottage, which enjoys some sea views, has been lovingly brought back to life, and has been finished to a high standard, boasting a kitchen which looks out onto the enclosed hedged garden, a safe place for the children to play and perfect for alfresco dining. Facilities on the doorstep include a shop, a newsagent, a pub, a lovely waterfront café and a fashionable restaurant whose lawn area stretches right up to the sea wall. Gurnard is just a mile west of the popular sailing town of Cowes, well-known the world over for hosting some of the best yachting events in the world. The high street is pedestrianised and is packed with independent shops, boutiques, pubs, restaurants and galleries as well as chandlers and purveyors of the most famous brands of sailing gear. From your cottage in Gurnard it is easy to explore Queen Victoria's Osborne House, the famous chimes, the Needles and many miles of superb walking and cycling trails. This charming cottage in Gurnard has everything you would need for a family break or romantic holiday by the sea.



Accommodation Two bedrooms: 1 x double, 1 x twin (2'6" beds). Ground floor wet room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with electric woodburner-effect fire.

Amenities Storage heating throughout, additional heating from electric woodburner-effect fire in sitting room. Electric oven, halogen hob, microwave, fridge, dishwasher, TV with Freeview, DVD, books and games. Electricity inc. in rent. Bed linen and towels inc. in rent. Roadside parking. Enclosed lawn garden with furniture. Sorry, no pets and no smoking. Shops and pub 2 mins walk. Beach 4 mins walk. Note: Steep, narrow stairs, stairgates do not fit. Care to be taken with young children.



"We couldn't fault anything."

Mrs Gilbert, North Yorkshire

WSB	OSB	LMB	XSB
WSB: 224	A: 268	B: 337	C: 389
D: 440	E: 516	F: 539	G: 581
H: 623	I: 667	X: 667	NY: 667



Adelaide
Whippingham, Isle of Wight

REF: 13792
Sleeps 6
Friday Arrival



This lovely cottage is part of a beautiful development in the quaint village of Whippingham, on the bank of the River Medina, near Cowes. Thoughtfully appointed throughout to provide comfortable, contemporary accommodation, it is perfect for families and friends who wish to experience the Medina River and the Solent. You will find hill side views from the master and bunk bedrooms, while downstairs is a spacious sitting room. Outside is your rear enclosed private garden, perfect for alfresco dining or a relaxing breakfast. The village of Whippingham offers many attractions, such as the beautiful Osborne House which was the holiday retreat for Queen Victoria and Prince Albert, and the stunning St Mildred's Church. Just outside Whippingham, over the floating bridge, you will find Cowes, best known for being the premier sailing and power boat centre, with yachtsmen from all over the world participating in the season's prestigious sailing events. Cowes' high street is a delight with its many shops and restaurants, meaning there is something for everyone. A lovely cottage, welcoming you any time of the year.



Accommodation Three bedrooms: 1 x King-size double with en-suite shower, basin and WC, 1 x twin, 1 x adult bunks. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area and patio doors. Sitting room.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge, freezer, washing machine, dishwasher, TV with Freeview, DVD, CD/radio, selection of games and books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Enclosed rear patio garden with furniture and BBQ. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop 1.4 miles, pub 1.7 miles.



View more images and check live availability online at www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
WSB: 258	A: 308	B: 364	C: 412
D: 459	E: 489	F: 578	G: 649
H: 719	I: 770	X: 578	NY: 578





Boaters
Yarmouth, Isle of Wight

REF: 12352

Sleeps 10

Saturday Arrival

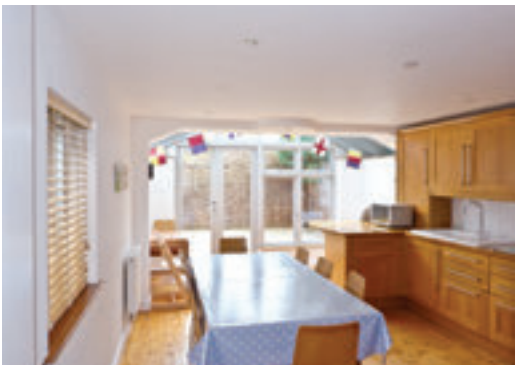


This superbly-presented New England-style cottage is in the heart of Yarmouth, a five minute walk from the ferry service. Well-appointed throughout, the cottage provides light, stylish accommodation throughout, perfect for families and friends. Set over three floors, with views of the River Yar from the upper floors, the cottage has a fantastic kitchen and sitting room, with plenty of space for everyone. Outside is a private, enclosed decked garden with furniture. Yarmouth's family friendly Sandhard beach is ideal for swimming, crabbing or building sand castles and is just a ten minute walk from the cottage, or is more easily accessed by the harbour boat taxi. Yarmouth boasts attractions including its natural harbour, Yarmouth Castle and its unique pier dating from 1876. Walk or cycle along the Yarmouth to Freshwater cycle track passing beautiful scenery and an array of bird life, visit National Trust sites or enjoy Compton Bay, with dinosaur footprints, and breathtaking sunsets. The perfect cottage to be enjoyed in any season.



Accommodation Over three floors. Five bedrooms: 1 x second floor king-size double with hill and river views, 1 x second floor twin with TV and DVD, 1 x king-size double with river views, 1 x twin, 1 x double. Second floor shower room with shower, basin and WC. Bathroom with bath, separate shower, basin and WC. Ground floor WC. Fitted kitchen with dining area, and French doors to the garden. Large sitting room.

Amenities Gas fired central heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, WiFi, TV with Freeview, DVD, CD, radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels). Travel cot on request. Off road parking for 2 cars. Enclosed decked garden with furniture and BBQ, Sony, no pets and no smoking. Shop and pub 5 mins walk, beach 10 mins walk.



"The property was amazing, we will definitely be booking again."

Mrs Adamson, Buckinghamshire



WSB OSB LMB

WSB: 463 A: 545 B: 651 C: 739

D: 827 E: 884 F: 1051 G: 1182

H: 1313 I: 1410 X: 1410 NY: 1410

BOATHOUSE APARTMENTS
Yarmouth, Isle of Wight

Yarmouth 0.75 miles. Constructed on the site of a former boathouse, these Yarmouth self catering apartments, seven in all, three of which are bookable through Sykes Cottages, are in an enviable, idyllic location, situated on the shingle beach and coastal path, close to Fort Victoria Country Park, just to the west of the attractive harbour town of Yarmouth on the Isle of Wight. Renovated to a good standard, two of these Yarmouth self catering apartments have sensational sea views, plus all have access to a private slipway for launching your own boat. Adjacent to these Yarmouth self catering apartments is a licensed cafe, where you can sit out and eat alfresco. Yarmouth has lovely narrow streets to explore, and many shops and inns to enjoy, plus a visit to Henry VIII's castle is essential. The highlights of the rest of the island, such as Tennyson Down, the beaches at Colwell and Totland Bays and the towns of Newport and Ryde are all easily accessible. A great Yarmouth self catering base looking out to an ever changing seascape.



Starboard
Yarmouth, Isle of Wight

REF: 4220

Sleeps 2

Saturday Arrival

★★★★



This delightful, ground floor, Yarmouth self catering apartment provides light and airy studio accommodation, with an open plan living area, including sleeping area and separate shower room. This Yarmouth self catering apartment boasts panoramic views across the sea and is ideal for couples on a romantic retreat. Note: This Yarmouth self catering apartment can be booked with Ref 4221 and Ref 4222 to accommodate 8.



Accommodation All ground floor. Open plan studio apartment with double bed, fitted kitchen, dining area and sitting area. Shower room with shower cubicle, basin and WC.

Amenities Heating from electric convactor heaters. Electric oven and hob, microwave, fridge, colour TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for one car. Use of private slipway. One well behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.



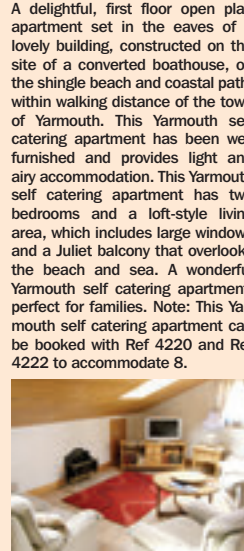
Sail Loft
Yarmouth, Isle of Wight

REF: 4221

Sleeps 4

Saturday Arrival

★★★★



Accommodation All first floor. Two eaves bedrooms: 1 x double, 1 x twin. Shower room with shower cubicle, basin and WC. Spacious open plan living area in eaves with kitchen, dining area, sitting area with electric fire and Juliet balcony.

Amenities Heating from storage heaters and electric convactor heaters. Electric fire in sitting area. Electric oven and hob, microwave, fridge, small freezer, colour TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for one car. Use of private slipway. Sorry, no pets and no smoking. Licensed restaurant adjacent to apartment. Shop and pub 10 mins walk. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.

"A great location by the sea!"

Mr Crouch, Surrey



WSB OSB LMB

WSB: 235 A: 267 B: 339 C: 381

D: 435 E: 508 F: 529 G: 571

H: 639 I: 681 X: 639 NY: 639



Sail Loft Annex
Yarmouth, Isle of Wight

REF: 4222

Sleeps 2

Saturday Arrival

★★★★



This delightful ground floor Yarmouth self catering apartment provides cosy studio accommodation, with an open plan living area including sleeping area, and a separate shower room. This Yarmouth self catering apartment is only seconds from the beach, coastal path, and a private slipway, and is perfect for a romantic retreat. Note: This Yarmouth self catering apartment can be booked with Ref 4220 and Ref 4221 to accommodate 8.



Accommodation All ground floor. Open plan studio accommodation with double bed, fitted kitchen, dining area and sitting area. Shower room with shower cubicle, basin and WC. Note: Steps lead down to the door from the parking area.

Amenities Heating from electric convactor heaters. Electric oven and hob, microwave, fridge, colour TV with Freeview. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for one car. Communal use of private shingle beach and slipway at the front of the boathouse. One well behaved dog welcome at £10 per week. Sorry, no smoking. Licensed cafe next door. Shop and pub 10 mins walk. Note: Swimming is discouraged outside the apartment due to the strong tide and currents.



"Seconds from the dog-friendly beach."

Mrs Jupp, Devon



WSB OSB LMB

WSB: 193 A: 218 B: 255 C: 287

D: 309 E: 339 F: 366 G: 381

H: 403 I: 429 X: 403 NY: 403

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Chartfield
Yarmouth, Isle of Wight

REF: 15493
Sleeps 9
Friday Arrival



This immaculately presented coastal cottage proudly stands on the highest point in the picturesque harbour town of Yarmouth. Luxuriously appointed throughout to provide spacious, elegant accommodation, this cottage is perfect for families and friends wishing to enjoy time together in one of the most unspoilt parts of the country. Set over two floors, you will find spectacular panoramic views from the upper floor, whilst downstairs offers a stunning living space, with a second sitting room and impressive fitted kitchen with dining area, which leads into your sunny conservatory. Outside, you will find a beautiful, south facing garden, perfect for alfresco dining at the end of energetic days, and another beautifully shaded patio area, for the times you need to relax out of the way of the sun's rays. In the heart of lively Yarmouth, you will find a range of shops, restaurants and pubs. Under four miles away, you will find Compton Bay, one of the island's stunning beaches, where you can find dinosaur prints and breathtaking sunsets. The perfect cottage, at any time of the year.



Accommodation Five bedrooms: 1 x super king-size double (zip/link, can be twin on request), 1 x twin, 1 x king-size double with en-suite bath, basin and WC, 1 x double with en-suite shower, basin and WC, 1 x single. Bathroom with roll top bath, shower, basin and WC. Ground floor WC. Fitted kitchen with dining area, conservatory and French doors. Sitting room (seats 6). First floor sitting room (seats 8) with gas fire.

Amenities Gas central heating. Gas AGA with double electric oven and 4 ring electric hob, microwave, fridge, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs (one with Freeview, one with FreeSat+), DVD, radio/CD, iPod dock, WiFi, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed garden with furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and restaurants 3 mins walk, beach 6 mins walk.



View more images
and check live availability
online at
www.SykesCottages.co.uk

WSB OSB LMB XSB			
WSB: 585	A: 695	B: 795	C: 895
D: 995	E: 1095	F: 1195	G: 1395
H: 1595	I: 1785	X: 1785	NY: 1785



Hill Farm Cottage
Freshwater, Isle of Wight

REF: 12722
Sleeps 7
Saturday Arrival



This lovingly restored cottage is a 400-year old thatched farmhouse with a Victorian extension with Welsh slate roof, within the grounds of a friendly riding stables, amidst picturesque countryside in Freshwater. Sympathetically modernised to provide contemporary accommodation with character features, this cottage is perfect for countryside living, with a beach a short walk away. The cottage has a modern farmhouse kitchen, a light and airy sitting room, and boasts stunning panoramic views of the surrounding countryside. Outside there is a large lawn garden perfect for children to play, while you enjoy a refreshing drink and soak up the views. With a riding stables on the doorstep, learn to ride or enjoy a hack through stunning countryside. Yarmouth offers an array of cafes, pubs, boutique shops and art galleries. Whether you're on foot, bicycle, or horseback, this cottage is perfectly situated for exploring west Wight.



Accommodation Four bedrooms: 1 x double with en-suite shower, basin and WC, 1 x double with TV and DVD player, 1 x twin with countryside views, 1 x single. Ground floor bathroom, with Jacuzzi bath, hand-held shower, basin and WC. Fitted kitchen with dining area and door to garden. Sitting room with woodburner-effect gas fire.



Amenities Electric convector heaters, gas boiler for hot water, additional heating from woodburner-effect gas fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, CD, radio, WiFi, selection of books, DVDs and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels) Cot, highchair and stairgate available on request. Off road parking for 3 cars. Private garden with far-reaching views, furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shops 1.2 miles, pub 1 mile, beach 10 mins walk. Note: Dogs must be kept on a lead around the property due to horses in neighbouring riding stables.



"We would definitely go back for a return visit."
Mrs Cobham, Shropshire

WSB OSB LMB XSB			
WSB: 406	A: 464	B: 553	C: 626
D: 701	E: 748	F: 890	G: 1000
H: 1146	I: 1190	X: 1190	NY: 1190



Little Sedge
Freshwater, Isle of Wight

REF: 16904
Sleeps 2/3
Friday Arrival



Freshwater 0.67 miles. This immaculately presented coastal cottage is situated at the gateway to Freshwater Bay, just a 10 minute walk from the Bay itself. Thoughtfully appointed throughout to provide contemporary accommodation, this all ground floor cottage is situated in an Area of Outstanding Natural Beauty and is ideal for a couple looking to unwind in each other's company, whilst enjoying the magnificent views that West Wight has in abundance. Outside this cottage is private gated access leading to a large patio with table, chairs and a BBQ, perfect for enjoying alfresco dining whilst viewing the visiting wildlife, including the Isle of Wight's native red squirrels that regularly visit this cottage from the adjacent Afton Nature Reserve. Nature lovers will enjoy visiting the reserve next to the cottage and spotting the water voles, breeding birds and an array of butterflies and dragonflies, just some of the wildlife to look out for on your visit. West Wight has a natural white light much favoured by artists and photographers alike, enhanced by this rural location on the Isle of Wight. For a couple staying at the cottage, why not round off a romantic day out together by taking a walk along the white cliffs of Afton Down, over the breathtaking Tennyson Downs or simply strolling in Freshwater Bay, with its unspoilt beach and impressive evening sunsets; the perfect place to create lasting holiday memories.



Accommodation All ground floor. One double bedroom. Shower room with walk-in shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with sofa bed.



Amenities Gas central heating. Electric oven and hob, microwave, slow cooker, fridge, TV with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent, please bring own beach towels. Off road parking for 1 car. Bike storage. Enclosed patio with furniture, BBQ and outside tap. Sorry, no pets and no smoking. Shop 5 mins walk, pub 10 mins walk. Beach 10 mins walk. Note: Children aged 16 and over only at this property.

WSB OSB LMB			
WSB: 211	A: 255	B: 316	C: 362
D: 407	E: 420	F: 457	G: 505
H: 551	I: 589	X: 457	NY: 457



The Maltings
Freshwater, Isle of Wight

REF: 14477
Sleeps 6
Saturday Arrival



This attractive 19th century mock Tudor cottage is conveniently located within a 6 minute walk of the stunning cove at Freshwater Bay on the wonderful Isle of Wight. This Freshwater cottage has been traditionally furnished throughout to provide comfortable and spacious accommodation for families and friends who wish to enjoy a relaxing holiday together by the sea. This welcoming Freshwater cottage is set over two floors and offers a large kitchen, a warm and sunny sitting room with French doors, a bathroom and three comfortable bedrooms. Outside there is off road parking at the rear of this Freshwater cottage, whilst at the front there is a good sized, enclosed decked area with table, chairs and a BBQ, making this an ideal place for dining alfresco. The charming village of Freshwater offers many attractions including dinosaur footprint hunting at Compton Bay, the Afton Nature Reserve, walks along Tennyson Way, hand-gliding, fishing and golf. The beautiful streets of Yarmouth, with their many boutique shops, art galleries, superb pubs and restaurants, are close by, plus further afield is the wild and rocky coastline at St Catherine's Down. This delightful Freshwater cottage is bound to please at any time of the year.



Accommodation Three bedrooms: 1 x king-size double with TV, 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with gas coal-effect fire and French doors to front decked area.

Amenities Gas fired central heating with gas fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, 2nd fridge, washer/dryer, 2 x TVs with Freeview, DVD, video, CD/radio, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot and highchair on request. Off road parking for 2 cars. Enclosed front decked area with furniture and charcoal BBQ. Sorry, no pets and no smoking. Shops 3 mins walk, pub 1.4 miles. Beach 5 mins walk.

WSB OSB LMB			
WSB: 294	A: 351	B: 416	C: 472
D: 526	E: 561	F: 664	G: 746
H: 827	I: 886	X: 664	NY: 664





Hill View House
Freshwater, Isle of Wight

REF: 2513
Sleeps 9/10
Saturday Arrival

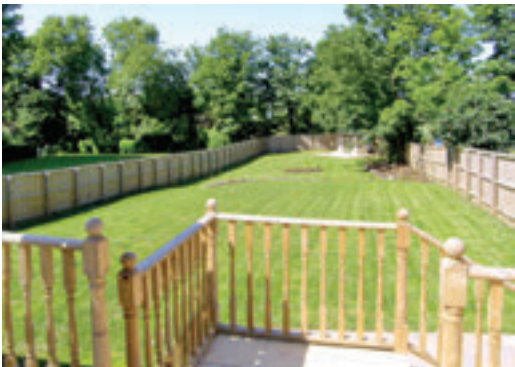


A superb, modern, detached house, situated on a leafy lane opposite a golf course and the poet Tennyson's former home, in an Area of Outstanding Natural Beauty, in the Freshwater Bay area of West Wight, on the Isle of Wight. Furnished and decorated to a high standard throughout, Hill View House offers high-quality accommodation, with solid oak flooring and doors, an ash staircase, charming bedrooms, welcoming reception rooms and a study. A spacious conservatory offers the perfect place to dine or simply relax whilst enjoying views of the attractive gardens and countryside beyond. Sandy beaches are a 10 minute drive, the pebbled Freshwater Bay is a 7 minute walk, and there is superb walking, cycling and golf in the immediate area. A superb holiday base in a beautiful location.



Accommodation Five bedrooms: 1 x king-size double with en-suite bath, shower over, basin, WC, 1 x king-size double with en-suite shower, basin, WC, 1 x twin, 1 x double, 1 x single, additional pull out bed. Bathroom with bath, shower cubicle, basin, WC. Ground floor basin, WC. Fitted kitchen. Utility room. Sitting room with doors to conservatory with dining area & additional seating. Family room. Study.

Amenities Full gas central heating. Dual fuel range cooker with 2 ovens, grill & 7 ring hob, microwave, fridge/freezer, dishwasher, washing machine & condenser tumble dryer in utility, 2 x TVs with Freeview, video, 2 x DVD, stereo/CD, books/DVDs/videos. Fuel & power inc. in rent. Bed linen & towels inc. in rent. 3 cots, 3 highchairs, pushchair & pram available on request. Complimentary welcome pack including bottle of wine and box of chocolates. Off road parking for 4 cars. Lit, decked terrace off conservatory with furniture. Large, enclosed rear lawned gardens with patio areas, summer house & countryside views. Sorry, no pets, smoking or stiletto heels. Shop 5 mins walk, pub 8 mins walk, beach 7 mins walk. Note: Gardens are tiered & sloped with steps - may be unsuitable for less mobile.



"It was a five star house in a five star location."

Mrs Garland, West Midlands

WSB LMB SPR XSB			
WSB: 760	A: 887	B: 946	C: 1024
D: 1101	E: 1129	F: 1214	G: 1402
H: 1589	I: 1706	X: 2071	NY: 2071



21 Millways
Freshwater, Isle of Wight

REF: 11895
Sleeps 6
Saturday Arrival



Freshwater 0.5 miles. This superbly-maintained, perfectly located, semi-detached cottage is within walking distance of the beautifully traditional Colwell Bay, and only 1.5 miles from the harbour town of Yarmouth. Traditionally appointed throughout, this lovely cottage offers everything for families and friends looking for a holiday by the sea, with the added benefit of the countryside just minutes away. Set over three floors, the cottage provides plenty of space for everybody; the living area is welcoming with plush sofas to sink into after a busy day, while outside, there is an enclosed, lawned area perfect for the children to play safely, and a decked area providing the ideal space for alfresco dining while planning your daily excursions. Freshwater Bay is open to the Channel and provides the most stunning scenery at all times of the year. Freshwater itself provides an array of quaint shops and a varied choice of restaurants that remain open all year round. Just outside Freshwater, why not explore Yarmouth Harbour which is guarded by Yarmouth Castle? The town itself is also always bustling with activity. Colwell Bay is a must, with its clean, soft, sandy beaches and warm waters, perfect for safe swimming and water sports. This is the perfect cottage, in an exquisite location, to be enjoyed all year round.



Accommodation Over three floors. Four bedrooms: 1 x second floor king-size double with en-suite bath, double walk-in shower, basin and WC, 1 x double, 1 x adult bunks, 1 x children's single. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and French doors to the garden.

Amenities Gas fired central heating. Electric oven, gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot. Off road parking for 2 cars. Enclosed garden with decked area, furniture and BBQ. Sorry, no pets and no smoking. No hen/stag. Shops and beach 0.5 miles, pub 3 mins walk. Note: Max. 6 people.

WSB OSB			
WSB: 345	A: 408	B: 485	C: 550
D: 614	E: 655	F: 778	G: 873
H: 969	I: 1040	X: 1040	NY: 1040



1 Ocean View
Freshwater, Isle of Wight

REF: 13827
Sleeps 6
Saturday Arrival

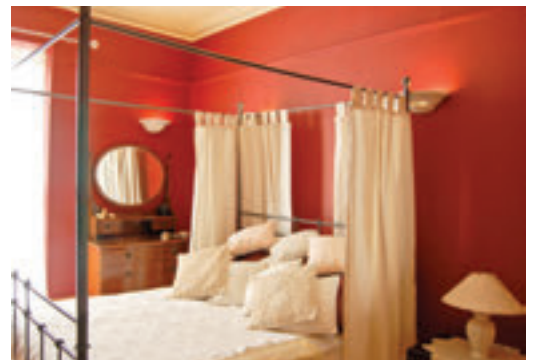


A charming ground floor Victorian flat, a stone's throw from the picturesque coastal inlet of Freshwater Bay. Thoughtfully appointed throughout to provide a spacious, light and modern accommodation, this is the perfect setting for an idyllic, nostalgic holiday in one of the most stunning parts of the island. All on one floor, the cottage offers an extremely inviting kitchen with range cooker and large bedrooms with en-suite facilities. The well-positioned conservatory is the perfect tranquil setting to relax at the end of a fun packed day. Outside there is an enchanting enclosed garden, planted with typical sea side architectural plants and gravel paths, which leads you to the decked patio area, with its all day sun and beautiful views towards the Bay. Freshwater Bay provides stunning scenery, and there are fabulous walks from the cottage along the headland towards The Needles. An ideal cottage, in a picturesque setting.



Accommodation All ground floor. Three bedrooms with TV/Freeview: 1 x king-size double with en-suite double walk-in shower and basin, 1 x double with en-suite shower, basin and WC, 1 x twin with en-suite wet room shower, basin and WC. Additional WC. Free-standing kitchen, with island. Sitting room with dining area. Conservatory with TV/Freeview.

Amenities Gas fired central heating. Range cooker with electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, 5 TVs/Freeview, DVD, WiFi, books, games, toys. Fuel and power inc. in rent. Bed linen, towels and beach towels inc. in rent. Travel cot and highchair available. 2 small children's mattresses available. Off road parking for 4 cars. Secure bike storage. Enclosed garden with decked area, furniture and BBQ. Sorry, no pets and no smoking. Shop 5 mins walk, pub and beach 1 min walk. Note: Owner is happy to collect guests from ferry if travelling without a car, by prior arrangement. Note: Wet room can accommodate guests with mild disabilities by prior arrangement, with shower seat and grab rails. Note: Wheelchair accessible when inside, two steps into property.



"Being able to see the sea from the apartment was lovely."

Mrs Laker, Kent

WSB OSB LMB			
WSB: 317	A: 379	B: 450	C: 511
D: 570	E: 609	F: 721	G: 810
H: 899	I: 964	X: 721	NY: 721

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Seaview Cottage
Totland, Isle of Wight

REF: 15662
Sleeps 2
Saturday Arrival

A charmingly presented, lovingly restored Edwardian coastguard's cottage, in the heart of Totland. Very well appointed throughout to provide warm and extremely inviting accommodation, this terraced cottage is the perfect romantic retreat for couples looking to spend quality time together. Set all on the ground floor, in this cottage is a beautifully decorated cosy sitting room with sumptuous seating, and an elegant bedroom with door to your patio area. This space is a private enclosed paved garden, with table, chairs and BBQ, perfect for alfresco dining, or for relaxing as you watch a game of bowls on the green opposite. Totland is linked to some of the most magnificent bays around the West Wight's 48km of stretching coastal landscape, and is surrounded by many areas of outstanding beauty, including Brighstone, Brook, Colwell Bay, Compton and many more. Up the road, why not enjoy some fine dining at the two AA Rosette Farringford Hotel, once home to Alfred Tennyson, or take a romantic stroll along Colwell Bay, with its soft sandy beaches, and shallow clear waters? Under three miles away, explore the picturesque port of Yarmouth, with fantastic pubs and restaurants, and interesting boutiques and shops. The perfect romantic retreat to be enjoyed all year round.



Accommodation All ground floor. One king-size double bedroom with door to patio. Bathroom with bath, shower over, basin and WC. Country-style kitchen. Sitting room with dining area.

Amenities Gas central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot on request. Roadside parking. Bike hooks available. Shared front patio. Private rear paved garden with table and chairs, BBQ and views of local bowling green. One well behaved dog welcome. Sorry, no smoking. Pubs, tea rooms and shops 2 mins walk. Beach and restaurant 10 mins

walk. Note: The beach is dog friendly all year round. Note: Couple of steps up at the front gate. Note: Local bowling green welcomes non members.

"Fantastic cottage, plenty of dog walks nearby."

Mr French, Gloucestershire

WSB OSB LMB XSB			
WSB: 219	A: 265	B: 328	C: 377
D: 424	E: 438	F: 477	G: 526
H: 574	I: 615	X: 477	NY: 477



Herveys Cottage
Niton, Isle of Wight

REF: 1640
Sleeps 2
Saturday Arrival

A delightful, Grade II listed, semi-detached thatched cottage, adjoining the owner's home in the charming village of Niton. Close to the island's southern coast, the property is thought to be the oldest cottage in the village, dating back to the 16th century, and was once used as a smugglers' haunt. Today, Herveys Cottage provides a snug, romantic retreat, perfect for couples. Offering comfortable, well-equipped accommodation, the property boasts exposed beams and a quirky wooden staircase, leading up to the charming double bedroom with wooden floor and stencilled walls. The cottage is within easy walking distance of Niton's two pubs and excellent selection of shops, while the attractive seaside resort of Ventnor, with its lovely beaches and botanical gardens is just 4 miles away. With superb walks available along the nearby coastal path and the attractions of Blackgang Chine a mile away, there is much to enjoy in this lovely area.



Accommodation One king-size double bedroom. Ground floor bathroom with bath with electric shower over, basin and WC. Fitted kitchen. Sitting room with electric fire and dining area.

Amenities Full oil central heating with additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge, washer/dryer, combi colour TV/video, stereo/CD player/radio etc, library of videos and books. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Large patio area with garden furniture. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: Bedroom is accessed via steep, twisting stairs and some ceilings in the property are slightly lower than average. Note: This property does not accept infants or children.

"The welcome offered by the owners was very warm."

Rev Nicoll, Oxfordshire

WSB OSB LMB			
WSB: 226	A: 270	B: 303	C: 346
D: 388	E: 401	F: 440	G: 487
H: 534	I: 572	X: 534	NY: 534



BROOKLYN COTTAGES
Niton, Isle of Wight



Brooklyn Cottage
Niton, Isle of Wight

REF: 2563
Sleeps 4
Saturday Arrival

A superb semi-detached Victorian cottage in the charming village of Niton, close to the southern coast of the Isle of Wight. The cottage has been renovated to a high standard and is well furnished throughout, boasting a warming woodburning stove, two cosy bedrooms and a delightful private garden, a perfect place to unwind after a day spent sightseeing. The cottage is a short walk from the shops and pubs of the village, whilst the pleasant seaside resort of Ventnor, with its super beaches and botanical gardens, is only 4 miles away. Locally, you can walk the coastal path, explore the attractions at Blackgang Chine, or take the scenic coastal drive towards Freshwater Bay. A lovely holiday home for a relaxing and enjoyable holiday. Note: This Niton cottage is next to Ref 6939, and together they sleep 8.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, shower attachment on taps, basin & WC. Well-equipped fitted kitchen with dining area. Cosy sitting room with woodburning stove.

Amenities Heating from storage heaters with additional heating from woodburning stove in sitting room. Electric oil filled radiator available. Electric oven, halogen hob, microwave, washing machine, colour TV with basic Sky, DVD player, library of books and games. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available. Unrestricted roadside parking outside the property on a first come, first served basis, additional unrestricted roadside parking within 150 yards of the property. Attractive enclosed lawned garden with patio, garden furniture and stream. BBQ. Sorry, no pets and no smoking. Shop 2 mins walk, pub 5 mins walk. N.B. Small unfenced stream beside part of the garden so children must be supervised. Steep stairs in property, may not be suitable for infirm.



"The cottage was beautiful and perfectly situated."

Mrs Cotterell, Surrey



WSB OSB LMB			
WSB: 214	A: 248	B: 287	C: 336
D: 385	E: 422	F: 537	G: 586
H: 636	I: 681	X: 537	NY: 537



2 Brooklyn Cottages
Niton, Isle of Wight

REF: 6939
Sleeps 4
Saturday Arrival

A superb Victorian cottage, one of two Niton cottages next to each other, conveniently situated within the charming village of Niton, close to the southern coast of the Isle of Wight. This Niton cottage has been renovated to an extremely high standard, and is pleasantly furnished throughout. This Niton cottage has a light and airy interior, two cosy bedrooms and a delightful private garden, a perfect place to unwind after a day out sightseeing. This Niton cottage is just a short level walk from Niton's shops and pub, whilst the pleasant seaside resort of Ventnor, with its super beaches and botanical gardens, is just 4 miles away. Within the vicinity of this Niton cottage, you can walk the coastal path, explore Blackgang Chine or take the scenic coastal drive towards Freshwater Bay. A lovely Niton cottage for a relaxing and enjoyable holiday. Note: This Niton cottage is next to Ref 2563, and together they sleep 8.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor bathroom with bath, electric shower over, basin and WC. Well equipped fitted kitchen with dining area. Cosy sitting room with electric flame effect fire.

Amenities Full oil fired central heating, additional heating from electric flame-effect fire in sitting room. Electric oven, halogen hob, microwave, fridge, washing machine, TV with FreeSat, DVD, radio, library of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available. Unrestricted roadside parking outside the property on a first come, first served basis, additional unrestricted roadside parking within 150 yards of the property. Attractive enclosed lawned garden with raised patio, furniture and BBQ. Sorry, no pets and no smoking. Shop 2 mins walk, pub 5 mins walk.



"Beautiful cottage, nice atmosphere, everything we needed."

Miss Poelstra, Lincolnshire



WSB OSB LMB XSB			
WSB: 210	A: 243	B: 281	C: 329
D: 376	E: 413	F: 525	G: 573
H: 621	I: 665	X: 525	NY: 525





The Old Vicarage Apartment
Godshill, Isle of Wight

REF: 16369 ★★★★★
Sleeps 4
Friday Arrival



An immaculately presented first floor apartment overlooking landscaped gardens and the model village in Godshill, one of the prettiest villages on the Isle of Wight. Tastefully appointed, providing spacious, light and comfortable accommodation, this apartment is perfect for those looking to relax. The apartment offers a spacious sitting room, and a large fitted kitchen with a lovely farmhouse table, a very welcoming atmosphere for that special family time together. Outside is the Model Village and landscaped gardens, with a complimentary pass for you to experience the beauty of this lovely garden of almost 2 acres. Godshill offers attractions including The Cider Bams and The Old Smithy, now a tea room. Enjoy a walk from the village then a sumptuous lunch in Godshill's Michelin rated gastro pub, The Taverners. Visit one of the many stunning beaches the island has to offer, or immerse yourself in history in Carisbrooke Castle or Osborne House.



Accommodation All first floor. Two bedrooms: 1 x super king-size 4 poster double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with beautiful views of the Model Village.

Amenities Gas central heating. Gas oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freeview, DVD, radio/CD, selection of games and books. Travel cot, bed guard, highchair and stairgate on request. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Off road parking for 1 car. Unlimited access to Model Village and grounds during opening hours. Sorry, no pets and no smoking. Pub, restaurants, tea rooms and shops on doorstep.



“Excellent apartment in a beautiful location.”

Mr Powell, Lancashire

WSB OSB LMB XSB			
WSB: 260	A: 310	B: 385	C: 435
D: 485	E: 535	F: 585	G: 635
H: 685	I: 685	X: 685	NY: 685



102 Gills Cliff
Ventnor, Isle of Wight

REF: 14256 ✓✓✓✓✓
Sleeps 2
Friday Arrival

102 Gills Cliff is an immaculately presented south-facing self catering studio apartment, excellently located in an elevated position above the delightful Victorian seaside town of Ventnor, on the Isle of Wight. This self catering apartment in Ventnor boasts panoramic views across the English Channel and is luxuriously appointed throughout, providing spacious and comfortable accommodation, with personal attention to detail. 102 Gills Cliff in Ventnor is the perfect self catering retreat for couples seeking comfort, tranquility and style in an atmosphere of informal luxury, while exploring the beautiful Isle of Wight. This bright and spacious Ventnor apartment is set over the entire ground floor, from which you can relish the stunning views, even from the comfort of your king-size bed. From the off road parking space, steps lead down to your self catering Ventnor apartment, which is located at the back of the main house. The apartment boasts a private south-facing decked area.



Accommodation All ground floor. King-size double bedroom with sitting area and panoramic coastal views. Dressing room. Bathroom with bath, hand shower over, basin and WC. Kitchen with dining area.

Amenities Electric convector heating, with gas-fired water heating system. Two plate electric hob, microwave/combination oven, fridge, 37" HD TV with full Sky+ HD package, DVD, WiFi, selection of books, CDs and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Off road parking for one car. Decked front terrace with furniture (set at back of main house). Sorry, no pets and no smoking. Shop 5 mins walk, harbour, pubs and restaurants 10 mins downhill walk, bus stop 2 mins walk. Note: Apartment has lower than average ceilings (6' 5"). Note: Ventnor is set on a very steep hill, it may take longer to walk back to the property from the beach, shops etc. Note: No babies or children. Note: Although it offers ground floor accommodation, the apartment is accessed down a flight of stairs, and as such does not offer wheelchair access.

harbour, pubs and restaurants 10 mins downhill walk, bus stop 2 mins walk. Note: Apartment has lower than average ceilings (6' 5"). Note: Ventnor is set on a very steep hill, it may take longer to walk back to the property from the beach, shops etc. Note: No babies or children. Note: Although it offers ground floor accommodation, the apartment is accessed down a flight of stairs, and as such does not offer wheelchair access.



WSB OSB LMB			
WSB: 238	A: 289	B: 359	C: 412
D: 464	E: 480	F: 523	G: 577
H: 631	I: 675	X: 523	NY: 523

YAFFORD BARN COTTAGES
Yafford, Isle of Wight



Willow Cottage
Yafford, Isle of Wight



REF: 3811 ✓✓✓
Sleeps 2/3
Friday Arrival

Found in the peaceful rural hamlet of Yafford on the southern end of the Isle of Wight is this attractive, semi-detached 18th century stone barn conversion. Sympathetically converted, this Yafford cottage retains much original character, with stone walls, exposed beams, and wooden floors throughout. Quietly situated in the grounds of the owner's farmhouse only a mile from the sea at Atherfield, 2 miles from the picturesque village of Brightstone, this Yafford cottage is close to great walks, as well as the 'Round-The-Island' Cycle Route. All the attractions of Blackgang Chine are a short drive from this Yafford cottage, and the super beaches of Ventnor, Shanklin and Sandown are all easily accessible. This Yafford cottage makes a great base, any time of the year. Note: This Yafford cottage can be booked with Ref 3812 to accommodate up to 8.



Accommodation One eaves room with 5' double and additional folding bed (suitable for a child only). Ground floor bathroom with bath, shower over, basin & WC. Open plan living area with kitchen with exposed stone walls, dining area & sitting area. Note: Stairs open directly into double room.

Amenities Heating from free-standing electric convector heaters throughout. Electric cooker, microwave, fridge, colour

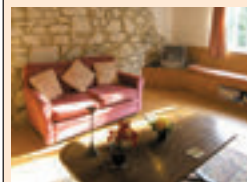
TV, video, library of books/games. Electricity inc. in rent. Bed linen inc. in rent. Cot & highchair on request. Off road parking for one car. Small private, enclosed lawned garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop & pub 1.5 miles. Note: There is a large pond close to the cottage.

“Second stay here and absolutely love it.”

Mrs Nichols, Hampshire



WSB OSB LMB			
WSB: 243	A: 287	B: 303	C: 344
D: 384	E: 400	F: 448	G: 467
H: 486	I: 517	X: 501	NY: 501



Pond Cottage
Yafford, Isle of Wight

REF: 3812 ✓✓✓
Sleeps 4/5
Friday Arrival

A pretty, semi-detached cottage in the peaceful hamlet of Yafford, at the southern end of the Isle of Wight. This Yafford holiday cottage has been sympathetically converted from a charming, 18th century stone barn, set beside an attractive large pond, in the grounds of the owner's farmhouse, in a rural setting only a mile from the sea. This Yafford cottage offers original character, including stone walls, exposed beams and trusses, and wooden floors throughout. The area has a great choice of lovely walks, and the 'Round-The-Island' Cycle Route is also close by. The beach at Atherfield is a mile away from this Yafford cottage, and the picturesque village of Brightstone is only 2 miles. Within a short drive is Blackgang Chine, whilst the beaches of Ventnor, Shanklin and Sandown are all easily accessible. A great Yafford cottage, and a super, rural holiday base. Note: This Yafford cottage can be booked with Ref 3811 to accommodate up to 8.



Accommodation Two bedrooms: 1 x eaves double, 1 x eaves twin, additional single folding bed (suitable for a child) available. Bathroom with bath, basin & WC. Kitchen with dining area. Sitting room with exposed stone walls.

Amenities Heating from free standing electric convector heaters throughout. Electric cooker, microwave, fridge,

washing machine, dishwasher, TV, video, library of books/games. Electricity inc. in rent. Bed linen inc. in rent. Cot & highchair on request. Off road parking for two cars. Enclosed lawned garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop & pub 1.5 miles. Note: There is a large pond close to the cottage.

“The cottage was lovely and I would book again.”

Mr Moore, Gloucestershire



OSB LMB			
WSB: N/A	A: 332	B: 397	C: 453
D: 508	E: 524	F: 572	G: 630
H: 689	I: 736	X: 704	NY: 704

Key to symbols ★★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥 Open fire

🐾 One pet welcome (check for extra pets)

🚫 No pets

🚫 No smoking



Little Thatch
Shorwell, Isle of Wight

REF: 4270
Sleeps 6/8
Saturday Arrival



A most delightful 250-year old Grade II listed detached cottage, in the charming village of Shorwell on the Isle of Wight. This lovely Shorwell cottage originally belonged to nearby Northcourt Manor, and has been sympathetically renovated, retaining much of its original character including exposed stonework, beams and wood panelling, yet still with modern creature comforts. The interior of this lovely Shorwell cottage is beautifully furnished, including three bedrooms, one with en-suite, and two cosy sitting rooms, one with a woodburner. Outside there is a paved courtyard area as well as an attractive, enclosed lawned garden with decking, a tree house and a large summerhouse with a multi games table, ideal for all the family, whatever the weather! And, with pretty villages, lovely walks, good beaches and local facilities all close by, this Shorwell cottage makes an exceptionally family friendly home-from-home holiday base.



Accommodation Three bedrooms: 1 x ground floor king-size double, 1 x king-size double with en-suite bath, basin and WC, 1 x twin. Ground floor shower room with shower cubicle, basin and WC. Fitted galley kitchen. Utility area. Dining room with doors to courtyard. Sitting room with exposed brickwork, beams and sofabed. Second beamed sitting room with exposed stonework and feature fireplace with woodburner.

Amenities Full LPG central heating, additional heating from woodburner in sitting room. Halogen hob, electric oven, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, colour TV, WiFi, books/games/CDs. All gas and electricity inc. in rent, please bring own fuel for woodburner. Bed linen inc. in rent (linen not provided for sofabed). Travel cot, highchair and stairgate. Off road parking for 3 cars. Covered bike storage. Large lawned garden with courtyard, decked areas, furniture, summer house with table games and tree house. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

"This was an excellent property."

Mrs Wilkes, Worcestershire



WSB	OSB	LMB	XSB
371	A: 497	B: 576	C: 671
D: 791	E: 860	F: 981	G: 1165
H: 1286	I: 1380	X: 1286	NY: 1286



The Burrow
Shanklin, Isle of Wight

REF: 7574
Sleeps 4/6
Saturday Arrival

Conveniently situated close to Shanklin's cliff top and beaches, this cosy, compact Shanklin holiday cottage has been furnished and equipped to a good standard, providing a comfortable 'home-from-home' Isle of Wight holiday base. All local amenities, as well as the lovely sandy beaches, are within a short walk of this Shanklin holiday cottage, and with the station close by, you can leave your car at home! Whatever the weather, there are attractions that appeal to all ages, and so many great places to visit from this Shanklin holiday cottage, from historic houses and interesting towns to sandy beaches and magnificent scenery. There is fantastic walking on the Isle of Wight Coastal Path, and gorgeous sandy beaches for endless days of fun in the sun, easily accessed from your Shanklin cottage. A snug Shanklin holiday cottage offering all you need for a great Isle of Wight holiday.



Accommodation Two bedrooms: 1 x double, 1 x adult bunks, both with basin. Ground floor shower room with shower, basin and WC. Small fitted kitchen. Dining room. Sitting room with sofabed.

Amenities Full gas central heating. Gas cooker, microwave, fridge, LCD TV with FreeSat, DVD, selection of books and games. All fuel and power inc. in rent. Bed linen inc. in rent. Unrestricted roadside parking nearby. Small, rear enclosed garden with decking, patio area, furniture and BBQ. Three well behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: This property is only suitable for children aged 4 and over due to the open tread staircase.



"We thought the location of the cottage was great."

Mrs McLaughlin, West Yorkshire

WSB	OSB	LMB	XSB
208	A: 243	B: 305	C: 351
D: 396	E: 464	F: 486	G: 523
H: 563	I: 599	X: 563	NY: 563



4 The Old Post Office Mews
Brading, Isle of Wight

REF: 10532
Sleeps 4
Saturday Arrival

This immaculately presented mews cottage is conveniently located in the heart of the small historic rural town of Brading on the Isle of Wight. Elegantly appointed throughout, to provide light, airy contemporary accommodation, this Brading cottage is ideal for couples or families wishing to enjoy their time together exploring this beautiful island. Set over two floors, you will find upstairs two comfortable bedrooms, whilst downstairs this Brading cottage offers a spacious open plan living space, with sumptuous seating for you to relax in at the end of your busy day. Outside of this Brading cottage you will find off road parking for one car, and to the rear an enclosed patio garden, with table, chairs and a charcoal BBQ, perfect for alfresco dining any time of the day. Brading offers many historical delights, from the 1900 year old Roman Villa, to beautiful Nunwell House. There are many footpaths in the area, perfect for exploring the marshlands and taking in the plentiful birdlife. Brading also offers three welcoming pubs which serve food daily. Adgestone Vineyard is just outside the town, while just up the road you will find Yaverland, with its fossil bearing beach and the Isle of Wight Zoo, home to many rescued tigers. The perfect Brading cottage to experience all that the Isle of Wight has to offer.



Accommodation Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating throughout. Electric oven and hob, fridge, microwave, washing machine, dishwasher, TV with Freeview, DVD, radio/CD, selection of games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own beach towels. Travel cot, highchair and stairgate on request. Enclosed rear patio garden with furniture and BBQ. Off road parking for 1 car. Sorry, no pets and no smoking. Pub, restaurants and shops 1 min walk. Beach 1.7 miles. Note: There is a train from Ryde pier head into Brading and



onward to Sandown and Shanklin. Brading is also on the main bus route. Note: Some road noise may be experienced during busy times.

"The accommodation was excellent."

Mrs Hansen, London

WSB	OSB	LMB	XSB
228	A: 273	B: 344	C: 397
D: 449	E: 527	F: 551	G: 594
H: 637	I: 682	X: 682	NY: 682



The Springs
Ashey near Brading and Ryde, Isle of Wight

REF: 2906
Sleeps 2
Saturday Arrival

Ryde 2 miles. A luxurious, detached, Scandinavian-style timber lodge, a superb alternative to the usual Isle of Wight cottages, set within the owner's extensive lawned gardens in a tranquil, rural location just 2 miles from the popular resort of Ryde. Equipped and furnished to an exceptionally high standard, this light and airy lodge, with stunning pine vaulted interior, offers superb open-plan studio accommodation. Your every need is catered for; a super-king-size bed, surround-sound entertainment equipment, unlimited seasonal use of the outdoor heated swimming pool, and the owner is even happy to provide sumptuous meals using locally sourced produce by arrangement. The delightful gardens are frequented by wildlife including red squirrels, hares, woodpeckers and badgers, and there are some lovely walks straight from the door. Nearby is Ryde, with its numerous attractions, glorious sandy beaches and a good selection of shops and restaurants, whilst the attractive harbour at Bembridge offers great facilities for boating enthusiasts. The Springs makes a great romantic base for two, whatever the weather.



Accommodation All ground floor. Open plan studio accommodation with super-king-size bed, fitted kitchen area with Belfast sink, dining area and sitting area. Wet-room with shower, basin & WC.

Amenities Full gas fired central heating. Use of owner's washing machine by arrangement, plasma screen colour TV, DVD, surround sound music system with iPod dock. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Off road parking for one car. Private sitting-out area with garden furniture. Shared seasonal use of owner's outdoor heated swimming pool. Sorry, no pets & no smoking. Shop & pub 2 miles.



"This was our second visit. The cabin is fantastic and set in lovely grounds, a stay is highly recommended."

Mrs Markham, Sussex

WSB	OSB	LMB
235	A: 278	B: 317
D: 405	E: 419	F: 462
H: 561	I: 599	X: 462
NY: 462		



Little Tifers
Bembridge, Isle of Wight

REF: 16272
Sleeps 4
Saturday Arrival



A delightfully presented coastal cottage on the outskirts of Bembridge. Thoughtfully appointed throughout to provide light, spacious and extremely welcoming accommodation, this cottage is ideal for a romantic getaway or a wonderfully traditional family seaside holiday. Set all on the ground floor, the cottage offers two large, beautifully furnished bedrooms, luxurious seating in the sitting room and a fitted kitchen with a door leading to the south facing patio area. After a long day exploring, sit in this private patio area, perfect for a spot of alfresco dining or a relaxing drink while you watch the sun set. Bembridge offers a superb range of small shops, pubs and cafés, a small airport, mostly used at the weekend by people flying in for day trips, a bustling harbour, full of pleasure crafts and fishing boats landing their daily catch, and quiet sand and pebble beaches, perfect for swimming, fishing and rock pooling. Take a bracing walk up to Culver Down, experiencing the most stunning views of the countryside, or visit the beautiful sandy bay at Sandown and Shanklin. Godshell is a short drive, offering many attractions from its Model Village and Natural History Centre, to The Cider Barn and Michelin-rated gastro pub, The Taverners. A perfect cottage for exploring the Isle of Wight.



Accommodation All ground floor. Two bedrooms: 1 x double with open fire, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen with door leading to south facing private patio area. Sitting room with dining area.

Amenities Gas central heating, additional heating from open fire in double bedroom. Electric oven, ceramic hob, microwave, fridge/freezer, dishwasher, TV with

Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Shared front lawn garden with gravelled area, private enclosed patio area to rear with furniture and BBQ. Off road parking for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shops, pubs and beach 10 mins walk. Note: Parking area is shared with owner, who lives at the back of the cottage.



“Excellent holiday and very comfortable.”

Mr Murphy, West Sussex

WSB OSB LMB XSB			
WSB: 228	A: 273	B: 344	C: 397
D: 449	E: 527	F: 551	G: 594
H: 637	I: 682	X: 551	NY: 551



Middle Cottage
Ryde, Isle of Wight

REF: 9198
Sleeps 4/5
Saturday Arrival



A lovely terraced cottage within 5 minutes' walk of the popular Isle of Wight seaside resort of Ryde. This Ryde cottage has been updated and furnished to a good standard, offering comfortable accommodation only minutes from the beach, making it a wonderful base for a family getaway. The garden at this Ryde cottage is enclosed and private, making it safe for children to play out, and perfect for alfresco dining on sunny evenings. With the beach within walking distance, and the amenities of Ryde on the doorstep, this Isle of Wight cottage is the perfect place to enjoy a coastal escape. Ryde's main attraction is its glorious golden sands and shallow coastal waters that extend all the way around to Seaview, while Ryde Esplanade has a marina, gardens and many activities for all of the family. The proximity to the hovercraft and fast passenger ferries means this Ryde cottage is ideal for those looking to leave the car at home. A great Ryde cottage in a great year-round location.



Accommodation Two bedrooms: 1 x double, 1 x double day bed with en-suite bath with power shower over, basin and WC. Fitted kitchen with dining area and door to garden. Sitting room with living flame gas fire. Snug/play room with sofa bed.

Amenities Full gas central heating, additional heating from living flame gas fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, TV with Freeview, DVD player, selection of books and games. Gas and electric inc. in rent. Bed linen inc. in rent. Stairgate. Roadside parking. Private, enclosed garden with patio, lawn, furniture and BBQ. Sorry, no pets and no smoking. Shops, pubs and restaurants 3 mins walk, beach 5 mins walk. Note: The stairs are steep and as such, may not be suitable for the infirm. Note: The bathroom is accessed via one bedroom.



WSB LMB			
WSB: 214	A: 256	B: 323	C: 372
D: 420	E: 493	F: 516	G: 556
H: 596	I: 638	X: 638	NY: 638



Arethusa Cottage
Ryde, Isle of Wight

REF: 12917
Sleeps 8/10
Saturday Arrival



Something a bit special, this wonderful cottage is 1 mile from the centre of Ryde, and offers luxurious holiday accommodation for friends or families. Nestled in a secluded area, surrounded by woods and green fields, this cottage is adjacent to 30 acres of award-winning vineyard, and just 2.5 miles from the beach, so it enjoys quiet seclusion within easy reach of the local amenities. The accommodation is divided between the spacious main house and a delightful garden cottage, built in the style of a Scandinavian log cabin. The large house boasts a cosy woodburner, a double-ended bath, a beautiful conservatory with French doors leading to the decked area, as well as a heated swimming pool with retractable glass doors for the summer, a 6-seater sauna and an enclosed garden with fish pond. The log cabin style garden cottage is the perfect space to escape to and relax with its own decked area and drink facilities, while the young, and young at heart, will love the loft bedroom accessed by a ladder, making a fantastic hideaway. Celebrate your holiday and while away your cares with a glass of bubbly, wake in the morning with a dip in the heated indoor swimming pool or simply relax on the decked area in the summer sun. The Victorian town of Ryde is just a short walk away and offers fantastic attractions including its shops, pubs, restaurants, bowling alley, ice skating rink and boating lake, as well as sedate walks along the golden sandy beach. With all this and so much more just waiting to be explored, this cottage makes the perfect holiday base.



Accommodation Main House. Two bedrooms: 1 x super king-size double, 1 x twin. Bathroom with double ended bath, separate shower, basin and WC. Ground floor entrance hall with cloakroom and WC. Large fitted kitchen with range cooker and door to garden. Sitting room with woodburner. Dining room (seats 8). Small office. Large conservatory (seats 8) with French doors to garden. Garden Cottage: Three bedrooms: 1 x ground floor double, 1 x ground floor adult bunks, 1 x small children's loft room in apex of roof with twin mattresses (1 m high and with limited space). Bathroom with bath, shower attachment, basin and WC. Small kitchen area. Sitting area. Note: Loft room is accessed via a ladder and is small with limited space. As such it is only suitable for children and care must be taken at all times.



Amenities Full gas central heating, Electric oven, gas hob, microwave, fridge/freezer, second fridge (in garden cottage), washing machine, dishwasher, TV with DVD player (in garden cottage), TV with basic Sky package, DVD, CD and radio, selection of books, DVDs and games. All fuel, power and wood for woodburner inc. in rent. Bed linen and towels inc. in rent (please bring own pool towels). Indoor swimming pool (heated all year) 5m x 9m, depth 1.2m to 1.9m, sauna. Cot and highchair available on request. Off road parking for 2 cars. Large enclosed garden with two decked areas, garden furniture, BBQ area and fish pond. Small decked area with furniture outside garden cottage. Sorry, no pets and no smoking. Shop and pub 1 mile, beach 2.5 miles. Note: This owner requires a refundable Good Housekeeping Bond of £300. Note: Max 8 adults and 2 children. Please note that when at full occupancy the property has limited space.

“The swimming pool was fantastic and the garden was lovely.”

Mr Blows, Hertfordshire

WSB OSB LMB			
WSB: 1035	A: 1235	B: 1335	C: 1435
D: 1535	E: 1685	F: 1835	G: 2035
H: 2235	I: 2235	X: 2525	NY: 2525

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking

OVERDENE CHASE COTTAGES
Upton near Ryde, Isle of Wight

Ryde 2 miles. Situated on a quiet country lane just two miles from the beautiful sandy beaches of Ryde, these three cottages are located on a smallholding, where the family ponies and the local farmer's sheep can be seen grazing over the fence. These three charming Ryde cottages have been fashioned from the old stable block and each has been decorated and furnished to retain the character and charm of their rural surroundings. With one cottage having two bedrooms and the other two having one bedroom each, these three Ryde cottages together can accommodate up to eight people. Each of these Ryde cottages has a private patio area and shared use of a lawned area where you can enjoy breathtaking views whilst you sip a morning cup of coffee as you plan the day's activities. There are many countryside walks directly from these Ryde cottages, whether you enjoy a short stroll along the lanes or an all day hike over the Downs. The town of Ryde has an array of interesting shops, pubs and numerous restaurants as well as the beach, where kids of all ages will enjoy themselves. Havenstreet, which is close to these Ryde cottages, has a wonderful local pub and the Isle of Wight Steam Railway, which provides you with a unique experience by taking you back to the bygone era of the power of steam. These cottages in Ryde are the perfect location for you to explore the whole of the island, whether on foot, bicycle or car. Why not experience the local produce found all over the island or discover the many beaches and coves which have an ever changing view? A fabulous group of three Ryde holiday cottages for a memorable holiday all year round.



1 The Stables
Upton near Ryde, Isle of Wight

REF: 10062
Sleeps 4
Saturday Arrival



This ground floor Ryde cottage has two bedrooms and a spacious open plan living area, with a fitted kitchen, dining area, sitting area and sofa bed, as well as patio doors opening onto a private patio area. Note: This property can be booked with refs 12934 and 12935 and together they accommodate 8 people.



Accommodation All ground floor. Two king-size double bedrooms with patio doors (1 zip/link, can be twin on request). Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and single sofa bed.

Amenities Gas central heating throughout. Gas oven and hob, microwave, fridge/freezer, TV with Freeview,

DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels). Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Shops, restaurants and cafés 2 miles, pub 1.5 miles. Beach 2.5 miles.



"This was probably the best cottage holiday we have had."

Mr Taylor, Derbyshire

WSB OSB LMB			
WSB: 241	A: 289	B: 366	C: 422
D: 478	E: 562	F: 587	G: 634
H: 680	I: 728	X: 587	NY: 587



2 The Stables
Upton near Ryde, Isle of Wight

REF: 12934
Sleeps 2
Saturday Arrival



This ground floor Ryde cottage has ramped access and a large wet room suitable for wheelchair users making it ideal for the less mobile. At this Ryde cottage, there is one bedroom and a light and spacious open plan living area, with a fitted kitchen, dining area, sitting area and sofa bed, as well as double patio doors leading onto the private patio area. Note: This property can be booked with refs 10062 and 12935 and together they accommodate 8 people.



Accommodation All ground floor with wheelchair access. One king-size double bedroom (zip/link, can be twin on request) with en-suite wet room with shower, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and single sofa bed.

Amenities Gas central heating throughout. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels). Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. One well behaved pet welcome. Sorry, no smoking. Restaurants, cafés and shops 2 miles, pub 1.5 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.



WSB OSB LMB			
WSB: 219	A: 265	B: 328	C: 377
D: 424	E: 438	F: 477	G: 526
H: 574	I: 615	X: 477	NY: 477



3 The Stables
Upton near Ryde, Isle of Wight

REF: 12935
Sleeps 2
Saturday Arrival



This ground floor Ryde cottage has ramped access and is ideal for the less mobile as it has a double bedroom with an en-suite wet room. There is also open plan living accommodation with sofa bed and doors to a private patio which has stunning views. Note: This property can be booked with refs 10062 and 12934 and together they accommodate 8 people.



Accommodation All ground floor with wheelchair access. One king-size double bedroom (zip/link, can be twin on request) with en-suite wet room with shower, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and single sofa bed.



Amenities Gas central heating throughout. Gas oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent (please bring own beach towels). Off road parking for 2 cars. Private patio with furniture, shared use of lawned garden with furniture and BBQ. Sorry, no pets and no smoking. Pub 1.5 miles. Restaurants, cafés and shops 2 miles. Beach 2.5 miles. Note: This property accepts children aged 5 and under only, including babes-in-arms.



WSB OSB LMB			
WSB: 219	A: 265	B: 328	C: 377
D: 424	E: 438	F: 477	G: 526
H: 574	I: 615	X: 477	NY: 477



The Chalet
Fishbourne, Isle of Wight

REF: 19315
Sleeps 2
Friday Arrival



This cosy hideaway, a wonderfully located coastal cabin, is nestled in the heart of the small parish of Fishbourne near Ryde. Charming appointed throughout, this wood-built cottage is perfect for couples looking to find a peaceful sanctuary to come back to after a busy day exploring the island. There are double patio doors onto a private garden area, along with a well-equipped fitted kitchen, a sitting area and dining table. Outside you will find a decked dining area which leads onto a flagstone garden with a picnic bench and BBQ, the perfect environment to relax in while planning your day's excursions. Fishbourne offers stunning coastal walks, with Quarr Abbey only half a mile's walk away, so you may enjoy seeing local arts and crafts exhibits. The abbey also offers a delightful tea shop and a farm shop. Five miles up the road is Osborne House, Queen Victoria's summer house designed in the style of an Italian Renaissance palazzo; the magnificence of the Royal apartments, and stunning gardens and Solent views makes Osborne a must-see destination.



Accommodation All ground floor. One double bedroom (bed accessed from one side only) with en-suite shower, basin and WC. Compact open plan living area with fitted kitchen, dining area and sitting area with electric woodburner-effect stove.

Amenities Electric wall heaters, electric woodburner-effect stove in sitting area, pressurized hot water system. Electric oven and 2 ring hob, microwave, fridge/freezer, washing machine, TV with Freeview and video, radio, books, games. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Bike storage. Decked terrace with sun loungers, flagstone garden area with picnic bench and BBQ. Sorry, no pets or smoking. Shops 1 mile. Pub/restaurant 1 min walk. Beach 2 mins walk. Note: Four steps up to front door.



WSB OSB LMB XSB			
WSB: 199	A: 240	B: 297	C: 340
D: 382	E: 393	F: 429	G: 473
H: 516	I: 552	X: 429	NY: 429

Kent



Explore the Garden of England, laden with fruit-filled orchards, world-class vineyards and iconic landmarks like the White Cliffs of Dover. Admire ancient treasures like Leeds Castle and Canterbury Cathedral. Discover the elegant spa town of Royal Tunbridge Wells. Or head to Margate for sandcastles, surfing and sunsets.

Cottages start from
£226
 per week

For more information about this area go to

www.SykesCottages.co.uk/Kent



51 Sydenham Street
 Whitstable

REF: 10442
 Sleeps 6
 Friday Arrival



A delightful terraced fisherman's cottage situated in the historic coastal town of Whitstable. This surprisingly large Whitstable cottage has been carefully furnished and decorated in keeping with its period, each room individually inspired. From the comfortable sitting room with woodburning stove, to the fitted kitchen with Belfast sink, each room in this Whitstable cottage retains the feeling of its past while enjoying the benefits of the present. The dining area is set off the kitchen and looks out through French doors on to a decked and pebbled garden, in keeping with this Whitstable cottage's seaside setting. With high ceilings and wooden floors this Whitstable cottage is light and spacious, giving the visitor a real flavour of the Victorian period. This Whitstable cottage is perfectly located for visitors wishing to be in the centre of a coastal town, with shops, pubs and restaurants all within a few minutes' walk. If the sea and beach are more your thing, then you have only a short walk to enjoy the lovely Whitstable coastline. This Whitstable cottage is close to all that this historic coastal town has to offer. A perfect Whitstable cottage location for couples and families wanting a seaside holiday with all the benefits of a thriving town.



Accommodation Over three floors. Four bedrooms: 2 x 2nd floor singles with sloping ceilings, 1 x double, 1 x double with en-suite wet room with shower, basin and WC. Ground floor bathroom with freestanding bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove.

Amenities Gas central heating throughout, additional heating from woodburning stove in sitting room. Gas oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot, highchair and stargate on request. Roadside parking. Rear pebbled garden with

decked area. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk.

"There was a homely feel to the house."

Mrs Purcell, Essex



WSB	OSB	LMB	A:	B:	C:
280	334	403	C: 463		
D: 463	E: 591	F: 654	G: 703		
H: 753	I: 808	X: 753	NY: 753		



Dimity Cottage
 Whitstable

REF: 2349
 Sleeps 5/6
 Saturday Arrival



A traditional terraced brick cottage situated in the vibrant town of Whitstable, 5 miles from Herne Bay. The whole property is decorated and furnished in a fresh modern style, and the open plan living area and painted floorboards give it a wonderful beach hut feel. Well equipped and comfortable, the property is ideal for couples and families, with the seafront 2 minutes away, excellent coastal walks from the doorstep, and a variety of coffee shops, eateries and bars in the surrounding area. Within easy reach of towns such as Canterbury and the countryside of the North Downs, this is a great spot for experiencing the fashionable coastal lifestyle.



Accommodation Three bedrooms: 2 x double, 1 x single with additional roll-out mattress (single bedroom is accessed via one of the double bedrooms). Bathroom with bath with shower over, basin and WC. Open plan living area with modern fitted kitchen, dining area and sitting area. Note: There is an open staircase with single handrail leading to first floor.

Amenities Full gas central heating. Gas oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, DVD player, radio/CD player, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Loading/unloading outside property, then roadside parking approx. 20 yards away, with additional parking available on the sea front at £3.50 per 24 hours. Small courtyard sitting area to the front, patio with furniture to the rear. One well-behaved dog welcome at £10 per week. Sorry, no smoking. Shop, pub and seafront two minutes' walk. Note: The property is accessed via steep concrete steps leading to the front courtyard.



"The interior was very stylish!"

Mr Hoogdalem, Netherlands



WSB	OSB	LMB	A:	B:	C:
204	300	393	C: 417		
D: 443	E: 494	F: 544	G: 615		
H: 685	I: 735	X: 685	NY: 685		

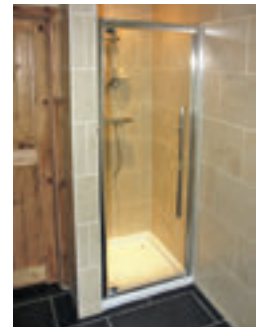


The Old Dairy
 Herne near Herne Bay

REF: 3975
 Sleeps 2
 Saturday Arrival



A detached former dairy, situated in the grounds of the owners' home, offering accommodation set over the ground floor, in the village of Herne, near the coastal resort of Herne Bay, sandwiched between Whitstable and Margate. This charming, one bedroom Herne Bay cottage is well-equipped, with modern furnishing, a vaulted ceiling in the sitting room, a stylish double bedroom, a stylish shower room and, outside, a decking area suitable for alfresco dining. Within short walking distance of this Herne Bay cottage you will find a Post Office with store, and three public houses. Herne Bay offers 2 miles of seafront with ice cream parlours, cafes, restaurants, pubs, and colourful beach huts. Nearby Whitstable is renowned for its beautiful freshly caught oysters, served in the local restaurants and pubs, one set right on the beach, along with a harbour fish market. The town has narrow back streets, interesting independent craft and gift shops, galleries, delicatessens and tea rooms.



Accommodation All ground floor. One double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Electric heating throughout. Electric oven and hob, microwave, fridge, shared use of owner's washing machine, colour TV with Freeview, DVD, radio/CD. Books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Shared use of the owners' garden with own decked area and furniture. Sorry, no pets and no smoking. Shop and pub 1 min walk. Beach 30 mins walk.

"Great base for exploring Kent."

Mrs Bates, Derbyshire

WSB	OSB	LMB	A:	B:	C:
188	275	295	C: 337		
D: 337	E: 352	F: 356	G: 379		
H: 403	I: 430	X: 403	NY: 403		

Key to symbols

★★★★★
 Star Rating awarded by Regional Tourist Board

✓✓✓✓
 Sykes Cottages Rating

tripadvisor
 We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
 Open fire

🐾
 One pet welcome (check for extra pets)

🚫
 No pets

🚫
 No smoking



32 Lower Herne Road
Herne near Herne Bay

REF: 12369
Sleeps 5
Friday Arrival



This beautifully presented, semi-detached bungalow is located in the quiet village of Herne, just over a mile from the beach at Herne Bay. Luxuriously appointed throughout to provide spacious, contemporary accommodation, this Herne cottage is ideal for friends and families who are looking to enjoy this part of the Kent coast. With modern fittings in the well-equipped kitchen and sumptuous seating in the sitting room, this Herne cottage gives visitors the chance to rest and relax before exploring the walks and beaches along the coast. The dining room is located in the large conservatory and overlooks the well maintained cottage garden where you can sit and plan the day ahead. The intimate village of Herne offers visitors the chance to enjoy life in a quiet Kent village with a local shop, pub and church. Strode Park hosts music events during the summer months where you can take a picnic and dine "al fresco" while the music plays. Just over a mile away is Herne Bay with two miles of sea front where you can sample everything from candy floss to fish and chips. If history and culture are what you are looking for, then Canterbury Cathedral is only 7 miles away whilst Whitstable with its famous oysters is just 3 miles along the shore. This perfect Herne cottage is to be enjoyed at any time of the year.



Accommodation All ground floor. Three bedrooms: 2 x double, 1 x single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Sitting room with electric fire. Conservatory with dining area.

Amenities Gas central heating with electric fire in the sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, 2 x TVs (1 with Sky, 1 with Freeview), DVD, selection of

books. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed lawned garden to rear with patio and furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk. Beach 1.5 miles.



View more images
and check live availability
online at
www.SykesCottages.co.uk

WSB: N/A	A: 313	B: 377	C: 433
D: 433	E: 551	F: 610	G: 656
H: 702	I: 753	X: 702	NY: 702



19 King Street
Margate

REF: 10013
Sleeps 5
Friday Arrival



This Grade II listed terraced cottage, dated 1605, has been converted from a shop in the historic seaside town of Margate in Kent. With many of the original features remaining, this Margate cottage is perfect for a family holiday as it is just a few yards from the beautiful sandy beach. Set over three floors, this Margate cottage is decorated in colours reflecting each room's character, from the warm tones of the sitting room with its woodburning stove to the stronger colours of the dining room with its high ceiling, handmade shelves and cupboards including a pew. The two upper floors at this Margate cottage have three bedrooms and a bathroom which is decorated in seaside colours. The well-equipped fitted kitchen at this Margate cottage has been beautifully designed and leads to a sheltered courtyard garden with outdoor seating making it the perfect place to enjoy a glass of something chilled as you watch the sun go down. This Margate cottage is situated on a small, busy street in Margate Old Town and enjoys the benefits of being in the heart of a thriving coastal town with restaurants, bars and shops within a few minutes' walk. Spend long days on the beach or discover the many delights of the South coast, all easily accessible from this Margate cottage.



Accommodation Over three floors. Three bedrooms: 1 x double, 1 x 2nd floor twin, 1 x 2nd floor single. Bathroom with bath, separate shower, basin and WC. Fitted kitchen. Dining room. Sitting room with woodburning stove.

Amenities Full gas central heating with additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Additional wood available at cost. Bed linen and towels inc. in rent. Roadside parking available locally. Enclosed courtyard garden with furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shops, pubs and beach 2 mins walk.



"A very comfortable house in a very good position."

Mrs Riches, Cambridgeshire

WSB: 269	A: 320	B: 386	C: 443
D: 443	E: 564	F: 564	G: 672
H: 719	I: 739	X: 719	NY: 719



Pebbles
Westgate-on-Sea near Margate

REF: 18360
Sleeps 4
Saturday Arrival



This stylish duplex apartment is set over the second and third floors of a converted Terrace property in the town of Westgate-on-Sea on the North Kent coast. This comfortable and well-equipped apartment provides spacious accommodation for families and friends who wish to be close to sandy beaches, but within walking distance of shops, restaurants, a railway station, and lawned play areas. Set over the top two floors of a converted Edwardian terrace, it has been furnished to a high standard and the open plan living area means guests can relax in the comfy seating in the sitting area while dinner is prepared in the kitchen. Westgate-on-Sea is less well known than its neighbours of Margate and Broadstairs but with plenty to offer visitors and without being too busy, it may be the perfect mix for guests staying at this apartment. All along this part of the coast is designated a Site of Special Scientific Interest and with two sandy beaches to choose from, there is never a rush for the sun loungers! With so much on offer in this area, whatever you decide to do, you will be planning your return before you leave!



Accommodation Over second and third floors. Two bedrooms: 1 x 2nd floor king-size double, 1 x 3rd floor adult bunks. 3rd floor bathroom with bath, shower over, basin and WC. 2nd floor open plan living area with fitted kitchen, dining area and sitting area.

Amenities Gas central heating. Electric oven and gas hob, microwave, fridge/freezer, washer/dryer, TV with Freeview, DVD, iPod dock, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot. Roadside parking available outside property on a first come, first served basis. Unrestricted roadside parking available on nearby roads. Sorry, no pets and no smoking. Shop and pub 2 mins walk. Beach 5 mins walk. Note: There is no lift in this building.

WSB OSB LMB XSB

WSB: 221	A: 265	B: 323	C: 367
D: 367	E: 439	F: 476	G: 501
H: 528	I: 565	X: 528	NY: 528



Sandvew
Ramsgate

REF: 13473
Sleeps 8
Saturday Arrival



This well-presented, superbly located terraced cottage is situated in a cul-de-sac, set back from the main road, within the seaside town of Ramsgate. Boasting stunning beach and sea views, it offers contemporary accommodation and is ideal for families and friends who wish to enjoy modern day comfort along with the elegance of a Georgian past. All the rooms at the front of the cottage boast wonderful views over the sea and marina, which provides guests with the chance to relax and unwind, listening to the sea. Whilst staying here, you're able to explore the Viking Coastal Trail and spend time on the sandy beach, plus the thriving town centre is only a few minutes away, where you will find shops, pubs and restaurants. Close by there are many coastal towns to explore, with castles, forts, museums, marinas and local restaurants serving their own 'catch of the day' all in abundance. This is an excellent base, at any time of the year.



Accommodation Over three floors. Four bedrooms (all twins are zip/link and can be super king-size double on request): 1 x ground floor king-size double with TV/Freeview and interconnecting door to 1 x ground floor twin, 1 x second floor twin with TV, 1 x second floor twin with basin and WC. Ground floor bathroom with bath, separate shower, basin and WC. First floor bathroom with bath, separate shower, basin and WC. First floor fitted kitchen with breakfast area (seats 4). First floor sitting room with dining area and French doors onto small balcony with seating.

Amenities Gas fired central heating. Electric oven and hob, microwave, fridge/freezer, washing machine, 3 x TVs (1 with Sky), DVD, iPod dock, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in

rent. Stairgate on request. Roadside parking on a first come, first served basis, additional parking nearby. Small balcony with seating. One well behaved dog welcome. Sorry, no smoking. Shops and pub 3 mins walk. Note: There are 5 stone steps up to the front door. Note: The balcony is not fully enclosed; therefore children need to be supervised at all times.

"We really enjoyed our stay - perfect cottage and location."

Mr Razancev, London

WSB OSB LMB

WSB: 332	A: 390	B: 430	C: 470
D: 560	E: 630	F: 700	G: 770
H: 836	I: 893	X: 836	NY: 836





Flint Cottage
Ramsgate

REF: 12156
Sleeps 4
Friday Arrival



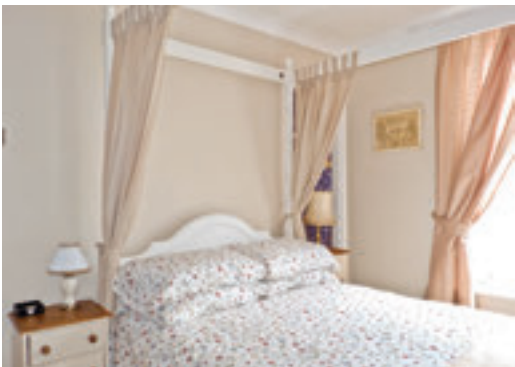
This delightful, detached coastal flint cottage is located near to Ramsgate town centre and beach. Traditionally restored and comfortably furnished, this Ramsgate cottage is ideal for families and friends looking to enjoy this part of the Kent coast. With decor in keeping with the style of this lovely flint Ramsgate cottage, and carefully chosen furnishings including a four poster bed in the master bedroom, this bright and spacious accommodation has stylish additions to maintain the romantic theme. The front of this Ramsgate cottage opens directly on to the street, as is usual for the property's period, while the rear enclosed garden is well established and you can sit under the holly tree and enjoy planning the day's activities. The historic coastal town of Ramsgate offers something for all visitors, from beach-combing to water sports, or enjoy something from the fishermen's daily catch. Connecting Ramsgate with other Cinque Ports are 11 miles of pathways for those who enjoy walking or cycling, or for those wishing to explore further the cross channel ferry operates from the port. This Ramsgate cottage can be enjoyed at any time of the year.



Accommodation Two bedrooms: 1 x four poster double, 1 x twin (zip & link, can be double by prior arrangement). Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen. Dining room. Sitting room.

Amenities Gas central heating throughout. Gas oven and hob, microwave, fridge/freezer, slimline dishwasher, TV with Sky+ entertainment

package, selection of books and games, WiFi. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stairgate on request. Roadside parking. Large, lockable shed ideal for bike storage. Garden with patio, furniture and BBQ to rear. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: There are 2 steps up to the front door.



"The cottage was very comfortable."

Mrs Murphy, Powys

WSB OSB LMB

WSB: 239	A: 287	B: 352	C: 400
D: 400	E: 480	F: 521	G: 548
H: 577	I: 617	X: 577	NY: 577



Koinonia
Canterbury

REF: 9281
Sleeps 2
Saturday Arrival



This modern, ground floor Canterbury apartment is set in an elevated position above Canterbury, and is just a short walk from the city centre. Stylishly furnished and decorated, this Canterbury apartment is ideal for a romantic city break, or a relaxing getaway. The double bedroom in this Canterbury apartment has views out over the seating area, while the comfortable sitting room is ideal for a peaceful night in. The fitted kitchen in this Canterbury self-catering apartment is ideal for cooking yourself a delicious dinner, or for a treat, dine out in one of Canterbury's many restaurants, just a short walk away. Spend a day seeing the sights and taking in the sounds of the city, including a visit to the cathedral, which is a must, before unwinding with a good book in the communal garden. With its history and culture, Canterbury, and this Canterbury apartment, make a great base for a fantastic holiday.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Sitting room with dining area. Fitted kitchen.

Amenities Electric central heating throughout. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, 2 x TVs, 1 with Sky and 1 with Freeview, broadband, selection of books and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car in allocated space. Shared use of communal garden. Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: No babies or children.



"Great location for touring Kent."

Mrs Plumb, Derbyshire

WSB OSB LMB

WSB: 197	A: 236	B: 294	C: 333
D: 333	E: 373	F: 394	G: 416
H: 438	I: 469	X: 438	NY: 438



Anchor Rest
Deal

REF: 15020
Sleeps 4/6
Saturday Arrival



This end-terraced fisherman's cottage is ideally located on the outskirts of historic Deal, within easy reach of the shops, restaurants, pubs and the shingle beach of this pretty Kent town. Well-appointed throughout, it is ideal for families and friends looking to explore this part of Kent. Contemporary and stylish furniture gives the sitting room a modern but very comfortable feel, whilst the dining room takes you back in time with solid wood flooring, oak table and chairs and even an original oil lamp. Outside the cottage is an enclosed rear garden with lawn and outdoor seating, making this the perfect place to relax and unwind after a day exploring castles and coastlines. Deal offers visitors the chance to sample the flavour of pirates and fishermen from the days gone by, with the opportunity to enjoy a fishing trip and try and land your own catch of the day! Close to Deal, visitors are also able to explore the historic city of Canterbury with its famous cathedral and inland waterways, or take the ferry from Dover across the Channel to France and stock up with wine and cheese.



Accommodation Two bedrooms: 1 x double with en-suite bath, shower over, bidet, basin and WC, 1 x twin. Ground floor shower room with shower, basin and WC. Fitted kitchen leading to dining room. Sitting room with sofa bed.

Amenities Full gas central heating. Electric oven, gas hob, microwave, fridge, washing machine, TV with Freeview, DVD, iPod dock, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking with no restrictions. Enclosed rear garden with furniture and BBQ (accessed via side entrance/pathway, which is shared with neighbouring property). Lockable cycle storage available. One well behaved dog welcome. Sorry, no smoking. Shop, pub and beach 5 mins walk. Note: Steep stairs, may not be suitable for the infirm. Note: Shower room is off the sitting room. Note: The owners can organise fishing trips, please contact them for more information and prices.



WSB OSB LMB

WSB: 189	A: 226	B: 274	C: 311
D: 311	E: 371	F: 401	G: 422
H: 444	I: 475	X: 444	NY: 444



Kerbela
Kingsdown near Deal

REF: 10086
Sleeps 4
Saturday Arrival

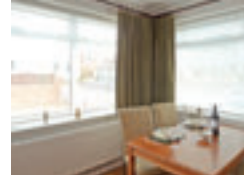


This immaculately presented detached bungalow is located in the coastal village of Kingsdown in Kent. Well-appointed throughout and providing spacious accommodation, this Kingsdown cottage is ideal for families and friends wishing to enjoy this part of Kent. All of the accommodation in this Kingsdown cottage is on the ground floor, including a master bedroom from where you can watch the sun rise over the sea as you plan your day's activities, and a comfortable sitting room with dining area which is set between dual aspect windows which flood the room with light. Outside, there is a shingled front garden and a well-established rear garden with a sheltered patio area. The intimate village of Kingsdown is ideally located for visitors wishing to explore this quiet Kent area, with the shingle beach of St Margaret's Bay and its popular pub just a cliff-top walk away from this Kingsdown cottage. The castles at Deal, Dover and Walmer are all steeped in history, as is the city of Canterbury, which makes for a great day out.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and electric fire.

Amenities Gas central heating with additional heating from electric fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Shingled front garden, rear lawned garden with patio and garden furniture. Sorry, no pets and no smoking. Shops and pubs 10 mins walk. Shingle beach 12 mins walk.



"The cottage felt like a home."

Mr Bell, East Sussex

WSB: N/A	A: 276	B: 337	C: 384
D: 384	E: 460	F: 499	G: 525
H: 553	I: 592	X: 553	NY: 553

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Byre
Smeeth near Ashford

REF: 19257
Sleeps 2/4
Friday Arrival



Smeeth 1 mile. Situated close to the village of Smeeth, this delightful, detached byre is set a short distance from the owners' home and is nestled within 80 acres of land, all of which guests are welcome to explore. Well-appointed throughout to provide spacious accommodation, this single-storey Smeeth cottage offers a couple a romantic retreat in beautiful Kent countryside. The welcoming open plan L-shaped living area at this Kent cottage has comfy seating, a fully fitted kitchen and a dining area with glorious views of woods, fields and a lake. The en-suite double bedroom at this cottage near Smeeth has an exterior door that leads you out onto the rear garden where you can sit and enjoy breakfast as you plan the day ahead. With paddocks on two sides of the garden, and with pathways down to the lake, this Smeeth cottage provides a superb place to relax. Guests are welcome to enjoy the many facilities on offer at the cottage by prior arrangement with the owner; these include the shared indoor swimming pool, the chance to fish in the well-stocked fishing lake, and horse riding is also available. If you find that long walks through the woods or over fields has given you the feel for country life, then why not try your hand at clay pigeon shooting? Just a couple of miles from this Smeeth cottage is Willesborough Windmill with its craft centre, where you can spend time enjoying afternoon tea. London and Canterbury are within easy driving distance, so spend a day exploring these two vibrant and historic cities before returning to your own tranquil retreat and the sounds of the countryside.



Accommodation All ground floor. One king-size double (zip/link - can be twin on request) with en-suite bath, shower over, basin and WC. Open plan living area with fitted kitchen, breakfast bar, dining area and sitting area with double sofa bed. Shared indoor swimming pool, by arrangement with owner.

Amenities Color gas central heating. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private, enclosed rear lawned garden with patio, furniture and BBQ. Shared use of the owners' land comprising of woods, fields and fishing lake. One well behaved dog welcome. Sorry, no smoking. Shop and pub 1 mile. Note: There is a fishing lake within the grounds, children to be supervised. Note: A fishing licence is required if you wish to use the lake. Note: Dogs must be kept on a lead whilst on the owners' land. Note: Guests are welcome to bring their own horses and to use all facilities mentioned by prior arrangement with the owner. Note: Please note the only bathroom is an en-suite to the master bedroom.



View more images
and check live availability
online at
www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
WSB: 239	A: 276	B: 332	C: 369
D: 369	E: 406	F: 426	G: 447
H: 468	I: 497	X: 468	NY: 468



Woodside
Penshurst

REF: 19121
Sleeps 2
Friday Arrival



This immaculately presented cottage in Penshurst benefits from glorious views over the Weald of Kent, an Area of Outstanding Natural Beauty. Adjoining the owners' home and set within the owners' 7 acres of landscaped gardens, this spacious cottage offers breathtaking views over Kent from either of the large bay windows, so from the moment you wake until you laze with your night-time drink, you can gaze over the lawns and hills and lose yourself in nature. Well appointed throughout to provide contemporary accommodation, the open plan living space allows couples to relax and enjoy each other's company in this tranquil corner of Kent. Guests are welcome to use the owners' swimming pool, hot tub and tennis court, and are allocated their own time for private use of these facilities. Penshurst is steeped in history; from its tea rooms to shops selling local produce, this Kent village offers a taste of traditional life from a bygone era. With Penshurst Place itself within walking distance, visitors with a love of the history and beautiful gardens will be spoilt for choice with so many historic houses to visit in this area. This cottage is a quality and welcoming place to enjoy at any time of the year.



Accommodation All ground floor. One king-size double bedroom (zip/link, can be twin on request). Bathroom with bath, separate shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Shared use of swimming pool, hot tub and tennis court.

Amenities Oil central heating with underfloor heating in bathroom. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Use of owners' outdoor swimming pool, hot tub and tennis court by arrangement. Ample off road parking. Lawned garden to front with patio and furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: No infants or children under 16 years old. Note: Swimming pool heated June, July and August only.



View more images
and check live availability
online at
www.SykesCottages.co.uk

WSB	OSB	LMB	XSB
WSB: 206	A: 247	B: 309	C: 350
D: 350	E: 391	F: 513	G: 537
H: 560	I: 593	X: 460	NY: 460



Rushmore Lodge
Knockholt near Sevenoaks

REF: 16229
Sleeps 8
Friday Arrival



An immaculately presented, luxury cottage close to Knockholt in Kent. Magnificently appointed, this cottage offers contemporary luxurious living in a rural setting but just a 30 minute journey from London. This stylish cottage has a modern kitchen on a mezzanine level overlooking the dining and sitting area, which has sumptuous seating and a surround sound TV system. The master bedroom has a window looking down onto the sitting room, and the family room is spacious. The upstairs hallway offers a high desk and stools and there is WiFi throughout. This fabulous cottage offers an array of luxuries including a steam shower room, a sauna and a fully equipped gym where you can exercise whilst watching a DVD. Why not enjoy a game of pool or table-football before watching the match on TV? The outdoor heated swimming pool is just the place to unwind or perhaps just laze in the whirlpool. With extensive outdoor seating why not dine alfresco as you watch the sun go down over the gardens? Stroll down to the village or within a short drive you can be shopping at Bluewater, enjoying Hever Castle or visiting the beautiful South coast.



Accommodation Three bedrooms: 1 x super king-size double, 1 x double, 1 x family with 2 double beds. Shower room with shower, basin and WC. Ground floor shower room with shower/steam room, basin and WC. Open plan living area with fitted kitchen, dining area, sitting area and games area. Fully equipped gym. Infrared sauna. Outdoor heated swimming pool with corner whirlpool.

Amenities Underfloor central heating. Electric oven, gas hob, microwave, fridge, washing machine, dishwasher, TV/Freeview, DVD, cinema surround sound, WiFi, books, games, DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Large lawned garden with patio and furniture. Heated outdoor swimming pool with whirlpool (available 1st April to 31st October). Sorry, no pets and no smoking. Shop and pub 10 mins walk. Note: No children under 12. Note: Due to swimming pool children must be supervised. Note: 4 tiled steps from sitting room up to kitchen and exterior door.



"Peaceful, quiet and private."

Mr Clarke, USA

WSB	OSB	LMB	XSB
WSB: 785	A: 1035	B: 1035	C: 1085
D: 1135	E: 1235	F: 1235	G: 1335
H: 1535	I: 1535	X: 1535	NY: 1535





Shepherd Farmhouse
Lenham Heath near Ashford

REF: 7364
Sleeps 7
Saturday Arrival



This superbly restored detached period farmhouse in the hamlet of Lenham Heath was built around 1732 and offers a wealth of period features such as exposed beams, oak floors, a farmhouse kitchen and cosy Inglenook fireplace, all set under a traditional Kent peg roof. The farmhouse is situated amid stunning gardens and farmland with lovely views towards the North Downs. Equipped and furnished to a high standard, the farmhouse has beautiful bedrooms offering flexible family accommodation. There is a well-equipped kitchen, a separate dining room and a comfortable beamed sitting room with woodburning stove. The large grounds lead down to a small private pond with an island in the centre, and on to several paddocks where, depending on the time of year, you will find hand reared sheep and lambs. Country walks take you into the villages of Lenham or Charing, with shops, restaurants and pubs. This lovely farmhouse offers the chance to experience period country living whilst not compromising the benefits and comfort of modern living.



Accommodation Four bedrooms: 1 x king-size double, 1 x double, 1 x twin, 1 x ground floor single with en-suite shower, basin and WC. Family bathroom with bath, basin and WC. Fitted kitchen with breakfast area (seats 4). Utility. Dining room (seats 6). Sitting room with woodburning stove.

Amenities Full gas fired central heating, woodburning stove in sitting room. Electric range oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeriew, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 4 cars. Double garage with bike storage. Orchard with free apples depending on season. Large rear garden with furniture and small private lake. Sorry, no pets or smoking. Pub and shop 1.5 miles. Note: Children aged 2 and above only. Note: Small partially fenced lake in the garden - please ensure children are supervised at all times.

“Everything about the property was great. We enjoyed the spacious lawn.”

Mr Lambourne, Leicestershire

WSB: N/A	A: 471	B: 522	C: 539
D: 539	E: 687	F: 763	G: 822
H: 880	I: 943	X: 880	NY: 880



The Cottage
Culverstone Green near Chatham

REF: 6259
Sleeps 4
Saturday Arrival



A delightful detached cottage set within the attractive grounds of the owners' home, down a country lane in the village of Culverstone Green in Kent. This cosy Kent cottage has a timber clad exterior, lending it the appearance of a Scandinavian wooden lodge, yet it remains warm and welcoming inside, with a woodburner in the sitting room. This Kent cottage has a well-equipped L-shaped kitchen/dining room, with a door leading to the unfenced garden area, ideal for relaxing and wildlife spotting. Upstairs, the two comfy Kent cottage bedrooms have sloping ceilings and Velux windows. The local area has several public houses, restaurants, takeaway outlets, and rail links to London Victoria. Nearby is Europe's largest shopping complex, Bluewater, which makes this Kent cottage attractive to those looking for shopping breaks all year round. There are many National Trust and English Heritage properties and gardens nearby, plus the castles, docks and walks of the Medway towns and estuary are bound to please. A lovely Kent cottage for exploring the 'Garden of England'.



Accommodation Two bedrooms: 1 x double, 1 x twin. Ground floor shower room with shower, basin and WC. Fitted kitchen with dining area. Sitting room with woodburner.

Amenities Electric storage heating, woodburner in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeriew, DVD. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private garden area with furniture. Sorry, no smoking. One well-behaved dog welcome at £10 per pet, per week. Shop 5 mins walk, pub 3 miles.

“The accommodation was fantastic and our little boy loved exploring the garden.”

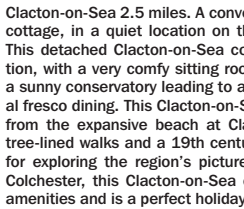
Mr Jackson, Warwickshire

WSB OSB LMB XSB

WSB: 217	A: 273	B: 329	C: 347
D: 347	E: 416	F: 451	G: 474
H: 499	I: 533	X: 499	NY: 499

Castlegate Cottages
Clacton-on-Sea

REF: 5398
Sleeps 6
Saturday Arrival



Clacton-on-Sea 2.5 miles. A conveniently placed, well presented modern cottage, in a quiet location on the western fringes of Clacton-on-Sea. This detached Clacton-on-Sea cottage provides spacious accommodation, with a very comfy sitting room, master bedroom with en-suite and a sunny conservatory leading to an enclosed garden, ideal for BBQs and al fresco dining. This Clacton-on-Sea cottage is just a few minutes' drive from the expansive beach at Clacton-on-Sea, with beautiful gardens, tree-lined walks and a 19th century pier with attractions. An ideal base for exploring the region's picturesque market towns including historic Colchester, this Clacton-on-Sea cottage is well-equipped, has modern amenities and is a perfect holiday destination for families all year round.



Accommodation All ground floor. Three bedrooms: 1 x double with en-suite wet room with shower, basin and WC, 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with electric flame-effect fire. Conservatory with dining area.

Amenities Full gas central heating, electric fire in sitting room. Gas range oven and hob, microwave, fridge/freezer, colour TV, DVD. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Enclosed front and rear garden with pond. Sorry, no pets and no smoking. Shop and pub 5 mins walk.

“The property is in a nice location for touring the area and close to Clacton, but in a nice quiet cul-de-sac.”

Mr Mcallister, Cambridgeshire

WSB OSB LMB

WSB: 235	A: 285	B: 343	C: 393
D: 393	E: 499	F: 553	G: 594
H: 635	I: 681	X: 635	NY: 635



Little Thatch
Walton on the Naze

REF: 13617
Sleeps 2/4
Friday Arrival



This immaculately presented, thatched cottage is found in the thriving Essex seaside town of Walton on the Naze. Comfortable and stylishly furnished, this Walton on the Naze cottage offers ideal accommodation for a romantic getaway or a coastal holiday for anyone wishing to enjoy the sandy beach which is just a few minutes' walk away. The first floor bedroom is spacious and light and is decorated in nautical colours with a deep sumptuous carpet. Downstairs, the cosy sitting room offers you contemporary furnishings including a soft leather double sofa bed while a small step leads into the well-equipped kitchen that looks over the garden. Outside this Walton on the Naze cottage is a large enclosed garden with outdoor seating and "beach hut", a perfect place to enjoy a glass of something cool as you reflect on the day. The coastal town of Walton on the Naze has a long history of seaside holidays and with a marina and nature reserve nearby, it offers even more for guests who wish to stay in this seaside location. Only a few miles away is the famous Clacton-on-Sea theme park, a perfect day out for children of all ages, including the middle aged ones! With everything from beach combing to shell fishing, this Walton on the Naze cottage offers holidaymakers the perfect seaside experience.



Accommodation One king-size double bedroom. Ground floor shower room with shower, basin and WC. Fitted kitchen with breakfast bar. Sitting room with sofa bed.

Amenities Gas central heating, Electric oven and gas hob, microwave, fridge/freezer, TV with Freeriew, DVD, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Bike storage. Small terrace to front and enclosed lawned garden with patio and furniture to rear. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Beach 2 mins walk. Note: This cottage has steep narrow stairs and is not suitable for the less mobile.

and towels inc. in rent. Off road parking for 2 cars. Bike storage. Small terrace to front and enclosed lawned garden with patio and furniture to rear. One well behaved dog welcome. Sorry, no smoking. Shop and pub 2 mins walk. Beach 2 mins walk. Note: This cottage has steep narrow stairs and is not suitable for the less mobile.



“Very pretty. Very close to beach. Highly recommend.”

Mr Gill, Norfolk

WSB OSB LMB XSB

WSB: 205	A: 247	B: 308	C: 349
D: 349	E: 391	F: 413	G: 437
H: 460	I: 492	X: 460	NY: 460

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚭
No pets

🚭
No smoking



Hit the sun-drenched coast of Sussex and find fun-filled resorts like Eastbourne, Bognor Regis and Brighton, with its amazing Royal Pavilion and vibrant social scene. Step back to 1066 at Battle Abbey and that fascinating battlefield site. Go behind the scenes at Chichester Cathedral. Or lace your boots and walk the South Downs Way.

Cottages start from **£208** per week

For more information about this area go to

www.SykesCottages.co.uk/Sussex



Heene Court Mansions
Worthing

REF: 17979
Sleeps 2/4
Friday Arrival



This well-presented third floor apartment is situated just steps away from the lovely pebble beach of Worthing in West Sussex. Stylishly appointed throughout, the apartment offers a lovely, relaxing retreat for couples looking to explore this interesting part of Sussex. Once you step inside you will be greeted by spectacular sea views over the English Channel. Carefully chosen furnishings give it a true style of its own, from a comfy corner sofa to the ornate dining table and chairs, both in the open plan living area. There is also a bedroom with king-size double bed. A short walk from the town and close to shops, pubs and restaurants, you also have excellent public transport links along the Sussex coast, allowing you to leave your car at home! Worthing is a quieter area of the Sussex coast, but still has plenty going on with its seaside pier, two theatres, excellent seafood restaurants, and everything from a stroll through the park to a fast spin in a go-cart! Take a trip to Brighton and go shopping down The Lanes, or explore the historic town of Arundel with its castle. This charming apartment will appeal at any time of year.



Accommodation All third floor. One king-size double bedroom with coastal views. Shower room with double power shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with double sofa bed. Note: There are 8 stone steps up to the communal entrance door and hallway, from which the apartment is accessed.



Amenities Electric central heating. Electric oven and induction hob, microwave, fridge/freezer, TV with Freeview, DVD, selection of games, books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Roadside parking outside apartment on a first come, first served basis - owner will provide permit (needs updating every 4 hours). Alternatively further free roadside parking available 5 mins walk away.

Sorry, no pets and no smoking. Shop and pub 5 mins walk. Note: This apartment lies one road back from the A259 (main coast road).

View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB XSB			
WSB: 222	A: 268	B: 336	C: 381
D: 381	E: 427	F: 451	G: 477
H: 502	I: 538	X: 502	NY: 502



Sailor's Perch
Littlehampton

REF: 10132
Sleeps 4
Friday Arrival



This Littlehampton apartment is situated on the second floor of a Grade II listed building, in the Norfolk Gardens conservation area, overlooking the sea, in the delightful seaside town of Littlehampton. Beautifully decorated throughout in calming, seaside colours, this Littlehampton holiday home's interior reflects the seascape it overlooks, bringing the seaside inside. All of the rooms in this Littlehampton apartment are furnished and decorated to a high standard and the dining table has been positioned in the bay window to offer views over the beach and tennis courts - a lovely, relaxing view while you dine. This Littlehampton apartment is perfectly set for walks along the promenade and the beach, and why not pop into the East Beach Café, famous for its breakfasts and lunches? With the town centre only 10 minutes' walk away, the nearby Norfolk Gardens offering a selection of public tennis courts, bowls, crazy golf, pitch and putt and quiet garden areas, and the beach in such close proximity, this Littlehampton apartment makes an ideal holiday base.



Accommodation All second floor. Two bedrooms: 1 x double, 1 x 4' double. Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area.

Amenities Full gas central heating throughout. Electric oven and hob, microwave, fridge/freezer, TV with Freeview, DVD player. Selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc.

in rent. Roadside parking available. Communal gardens. Sorry, no pets and no smoking. Shop and pubs 5 mins walk. Note: Owner can collect guests from railway station upon arrival by prior arrangement. Note: Children aged 12 and over only.



"I would definitely go back to this property again."

Mrs Hewett, Cambridgeshire

WSB N/A			
A: 289	B: 352	C: 400	
D: 400	E: 480	F: 518	G: 537
H: 577	I: 617	X: 577	NY: 577



The Annex
Rustington near Littlehampton

REF: 10693
Sleeps 2
Friday Arrival



Rustington 1 mile. The ground floor of a two-storey annex to the owners' home, this high quality studio apartment is situated just 2 miles from Littlehampton, on the Sussex coast. This stylish Rustington holiday home offers comfortable studio apartment accommodation with an open plan room containing a king-size double bed and dining area, a separate kitchen and a shower room. This Rustington studio apartment is only a short walk from the centre of this lovely town, while the beach is just a couple of minutes further, meaning you can enjoy the delights of the town and coast equally from your Rustington holiday home. This Rustington studio apartment is ideally situated for visitors wishing to take walks along the sea front into adjoining Littlehampton, to enjoy its popular marina, sea food restaurants and award winning East Beach Café. After a day visiting the beach or one of the many historic houses nearby, you can return to this lovely Rustington apartment and enjoy a drink in the shared garden.



Accommodation All ground floor. Open plan studio accommodation with king-size double bed, sitting area and dining area. Shower room with shower, basin and WC. Separate fitted kitchen.

Amenities Storage heater with additional electric heater in sitting area. Electric cooker, microwave, fridge, washing machine in shared utility, dishwasher, TV with FreeSat, WiFi, selection of books, games and DVDs. Electricity inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Shared use of owners' garden with raised decking and furniture. Sorry, no pets and no smoking. Shop 5 mins walk, pub 10 mins walk. Note: This property has its own separate entrance, accessed via 2 steps up. Note: The owner occupies the first floor of the annex and surrounding rooms, therefore as a result some noise will be audible. The annex is set back from the road, some road noise can be heard. Note: Owner can collect guests from railway station upon arrival by prior arrangement. Note: Babies-in-arms only.



"The annex was clean, tidy and in good condition."

Mr Burford, Worcestershire

WSB OSB LMB XSB

WSB: 173			
A: 208	B: 257	C: 291	
D: 291	E: 325	F: 343	G: 362
H: 380	I: 407	X: 380	NY: 380





Holly Cottage
Balcombe near
Haywards Heath

REF: 2028

Sleeps 2

Saturday Arrival



Balcombe 2 miles. A delightfully modern, self-contained wing of the owners' home situated on the rural outskirts of the village of Balcombe, 6 miles from Haywards Heath. Offering comfortable accommodation within a 20 minute drive of Gatwick Airport, this charming single-storey property offers open plan living, ideal for couples wishing to enjoy the beautiful surrounding countryside. With excellent walking available from the doorstep, as well as National Trust properties scattered throughout the area, many nearby villages offering great amenities and the towns of Haywards Heath and Horsham both within easy reach, this great property provides the ideal holiday base at any time of year.



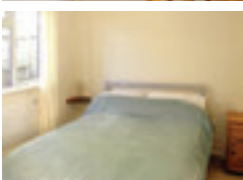
Accommodation All ground floor. One double bedroom. Bathroom with bath with shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Electric radiators throughout. Electric oven and hob, microwave, fridge, flat screen colour TV with Freeview and DVD, radio/CD. Library of books/games/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Private patio garden with garden furniture. Sorry, no pets and no smoking. Shop 2 miles, pub 2 miles.



"The property provided a good centre to visit all the places we wanted to see and was near a lovely lane for an evening stroll."

Mr Bacon, South Yorkshire



WSB: N/A	A: 222	B: 276	C: 288
D: 299	E: 327	F: 355	G: 365
H: 375	I: 402	X: 375	NY: 375



Old Tudor Cottage Annexe
Henfield near
Ditchling and
Brighton

REF: 1662

Sleeps 2

Saturday Arrival

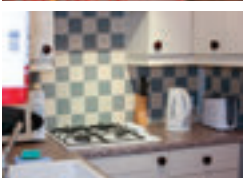


A cosy single-storey annexe adjoining the owners' home, situated in the rural village of Henfield, 10 miles from Brighton. Offering simple but comfortable accommodation, this beautifully light and airy annexe is tastefully decorated and furnished throughout. Guests have use of the owners' well established garden as well as a private patio area, ideal for alfresco dining. The property is surrounded by an extensive network of footpaths allowing vast exploration of the South Downs and general West Sussex area and is situated close to the local pubs and restaurants in the village, as well as the local leisure centre and shops.



Accommodation All ground floor. One double bedroom with en-suite bath, shower over, basin and WC. Modern fitted kitchen. Utility room. Cosy sitting room with dining table and multi-fuel stove.

Amenities Gas central heating throughout with additional heating from multi-fuel stove in sitting room. Electric cooker, gas hob, microwave, fridge, freezer, washer/dryer, TV with Freeview, DVD player, CD player/cassette/radio, WiFi, small library of games/books etc. Fuel, power and a starter pack of fuel for the open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking available 100 yards from property in church car park. Large, well established shared garden with private patio area. Up to two well behaved dogs welcome at a cost of £10 per booking (for 1 or 2 dogs). Sorry, no smoking. Shop and pub 5 mins walk.



"Superb cottage and garden."

Mr Leighton, West Yorkshire

WSB OSB LMB XSB			
WSB: 218	A: 261	B: 300	C: 319
D: 336	E: 359	F: 380	G: 397
H: 413	I: 441	X: 413	NY: 413



47 Falaise
Newhaven

REF: 14461

Sleeps 4

Saturday Arrival



This immaculately presented third floor apartment is superbly located overlooking Newhaven marina and seaport, with breathtaking views over this busy harbour from the south facing sitting room balcony. Stylishly appointed throughout, this Newhaven self catering apartment provides spacious, contemporary accommodation for families and friends looking to enjoy time together in a marine location. This open plan Newhaven apartment has been thoughtfully furnished, with comfortable seating well positioned to enjoy the views across the marina through the triple French doors. These open onto the balcony where you can enjoy alfresco dining at the end of a long day, watching the boats sail by. All around this Newhaven self catering apartment are reminders of this town's history with the sea and its long-ago smuggling days. But, if you wish to enjoy the taste of the continent and its offerings of wine and cheese today why not take a trip on the twice-a-day cross channel ferry only minutes away? Close to this Newhaven apartment are several pubs and restaurants with seafood as a speciality, so if fish is your dish then look no further. For those who are looking for something really adventurous, why not try paragliding over the Downs at Firls less than 5 miles away? This Newhaven self catering apartment is the perfect place for visitors wishing to enjoy this part of Sussex.



Accommodation All third floor. Two bedrooms: 1 x king-size double with en-suite shower, basin and WC, 1 x twin (zip/link, can be king-size double on request). Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area with doors to balcony and sitting area.

Amenities Full gas central heating. Electric double oven, gas hob, microwave, fridge/freezer, coffee maker, washer/dryer, dishwasher, 2 x TVs, DVD, CD, iPod dock, radio, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Sorry, no pets and no smoking. Shop, pub and marina 2 mins walk. Note: There are eight external steps to the main entrance to the building and an internal lift to all floors.



"Overall presentation of property was excellent."

Mrs Brown, Buckinghamshire



WSB OSB LMB			
WSB: 225	A: 270	B: 330	C: 376
D: 376	E: 450	F: 488	G: 513
H: 541	I: 579	X: 541	NY: 541



Coastal Cottage
Hastings

REF: 17334

Sleeps 5

Friday Arrival



This spacious, terraced cottage is located close to the popular area of Hastings Old Town in the historic town of Hastings, and benefits from beautiful sea views. Set in a residential road, it offers families and friends comfortable accommodation within walking distance of the busy seaside town. Combining original Victorian features with contemporary amenities, this lovely cottage is in the perfect location for relaxing after a day exploring the numerous tourist spots of East Sussex, and from the first floor windows you can look out over the town of Hastings and all the way to the sea. Guests who enjoy alfresco dining will love relaxing in the garden whilst sipping a cold, refreshing drink and listening to the sounds of the birds overhead. Take a walk down the hill and into the thriving town of Hastings, with a funfair on the beach, pubs, restaurants and craft shops to enjoy. Alternatively, guests can explore the ruins of Hastings Castle set up on the hill looking out to sea, before choosing from the catch of the day at the harbour and heading up the hill to cook dinner. This lovely cottage is suitable all year round and is the perfect setting for your family holiday.



Accommodation Three bedrooms: 1 x double, 1 x twin (zip and link, can be double on request), 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area (seats 4). Dining room. Sitting room with open fire.

Amenities Gas central heating with additional heating from open fire in sitting room. Electric oven, gas hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, selection of books, games and DVDs. Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Stairgate on request. Unrestricted roadside parking. Lawned garden to rear with patio, furniture and BBQ. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk. Beach 1 mile. Note: The rear garden is accessed down 10 stone steps so children should be supervised at all times. Note: This cottage is situated towards the top of a hill.

"Lovingly decorated house with nice furniture."

Mr Lux, Germany

WSB OSB LMB XSB			
WSB: 285	A: 340	B: 411	C: 472
D: 472	E: 602	F: 667	G: 718
H: 768	I: 824	X: 768	NY: 768

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Turnstones
Hastings

REF: 5520
Sleeps 4



Saturday Arrival

Hastings 2 miles. Sitting in an elevated position on the outskirts to one side of the town of Hastings is 'Turnstones', a delightful bungalow, offering a great base for enjoying Sussex and Kent. This Hastings cottage offers a bright, modern, fitted kitchen with dining area, a comfortable sitting room, and both a double and twin bedroom. Outside this Hastings cottage is an enclosed private garden, mainly laid to lawn, with table and chairs, perfect for relaxing after a day exploring the area. Just a couple of miles down the road from this Hastings cottage, Hastings itself offers a considerable number of attractions to keep you occupied, including shops, eateries, the beach, country park and museums. Should you venture further from this Hastings cottage, you can easily visit the unspoilt beaches at Pett, the award-winning Blue Flag beach at Camber, the Cinque Port of Rye, the Abbey at Battle or the gardens of Great Dixter and Sissinghurst. A lovely Hastings cottage for enjoying the year-round attractions of Kent and Sussex.

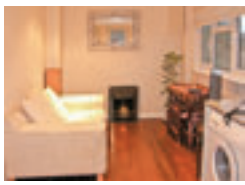


Accommodation All ground floor (accessed via a flight of steps). Two bedrooms: 1 x double, 1 x twin. Bathroom with bath with shower over, basin and WC. Additional separate WC. Fitted kitchen with dining area. Sitting room.

Amenities Full gas central heating. Electric oven and hob, microwave, fridge, freezer (in garage), washing machine, tumble dryer, TV, Freeview, DVD, books/DVD/games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair available on request (bring own bed linen for travel cot). Enclosed lawn garden with table and chairs. Garage for bike storage. Off road parking for 2 cars. Sorry, no pets and no smoking. Shops and pubs 3 mins walk. Beach 2 miles. Note: Cottage is on a busy road and is reached via a flight of steps leading to the front door. Note: Max. stay at this property is 14 consecutive nights.



WSB	OSB	LMB	XSB
225	A: 259	B: 316	C: 359
D: 359	E: 430	F: 466	G: 490
H: 516	I: 552	X: 516	NY: 516



Boulder Cottage
Bexhill-on-Sea near Hastings

REF: 5325
Sleeps 2
Saturday Arrival



Bexhill-on-Sea 1.5 miles. A delightful detached cottage next to the owner's home, tucked away on the very outskirts of Bexhill-on-Sea, down a quiet private unmade road, which is the beginning of one of the main route feeder paths of the 1066 Country Walk and is surrounded by open fields. This Bexhill cottage offers cosy accommodation, with one double bedroom, and a modern fitted kitchen with dining area and small adjoining sitting room. This Bexhill cottage also has a courtyard and lawn garden area, perfect for relaxing after a day out exploring. Well-equipped and welcoming, this Bexhill cottage is just 1.5 miles away from the beach and attractions of Bexhill itself, including the 2 mile promenade and array of shops. The historic town of Battle is 3 miles away, with Battle Abbey, Battle Museum and interesting independent shops and tea rooms. The coastline offers a further variety of attractions and secluded quiet bays to explore, while heading inland offers miles of pretty country lanes to enjoy. A lovely Bexhill cottage for relaxing throughout the year.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric woodburner-effect stove.

Amenities Electric panel heaters throughout, additional heating from electric woodburner-effect stove in sitting area. Electric oven and hob, microwave, fridge/freezer, TV with Freeview, DVD, selection of books, DVDs and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot on request. Off road parking for 1 car. Enclosed courtyard to the side with table and chairs, plus lawn garden. Two well behaved pets welcome. Sorry, no smoking. Shop 5 mins walk, pub 10 mins walk.



"Highly recommended."

Mr Rowntree, London

WSB	OSB	LMB
182	A: 212	B: 264
C: 297	D: 297	E: 332
F: 352	G: 371	H: 391
I: 417	X: 391	NY: 391



Cliff Garden Cottage
Fairlight near Hastings

REF: 4011
Sleeps 2
Saturday Arrival



A comfortable one bedroom cottage adjoining the owner's home, in a prime cliff top location in the Sussex village of Fairlight, which provides unique views across the English Channel and Rye Bay. This delightful Fairlight cottage offers a large sitting room with dining area, vaulted ceiling and doors looking onto the patio, garden and the sea beyond. There is also a modern well-equipped kitchen in this lovely Fairlight cottage, plus a private paved patio area with table and chairs. Local attractions around this Fairlight cottage include Hastings Country Park, and no less than 4 castles. The town of Hastings offers a variety of shops, pubs and cafes. Rye has enchanting cobbled streets with unusual shops, tearooms, a harbour, and a nearby nature reserve. At Battle, visit the Abbey and 'Yesterday's World' museum. For those who wish to relax, visit Camber, offering miles of white sandy beach with dunes. A wonderful Fairlight cottage, throughout the year.



Accommodation All ground floor. One double bedroom. Bathroom with bath, shower over, basin & WC. Fitted kitchen. Sitting room with dining area.

Amenities Full LPG gas central heating. Electric oven & hob, fridge, microwave, washing machine, colour TV, DVD, radio/CD. Books/DVD/games. Fuel & power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car. Private patio with furniture. Sorry, no pets and no smoking. Shop 10 mins walk, pub 5 mins walk. Note: No babies or children.



"The owners were so friendly and helpful. The property was extremely comfortable and the location was excellent."

Mrs Harper-Elberts, Hertfordshire

WSB	OSB	LMB
211	A: 282	B: 320
C: 354	D: 387	E: 400
F: 411	G: 431	H: 450
I: 482	X: 450	NY: 450



16 The Boathouse
Rye, East Sussex

REF: 3003
Sleeps 2



Friday Arrival

A modern, one bedroom first floor apartment with a Juliet balcony, overlooking the quay of the River Rother, in the Cinque Port of Rye. Stylishly decorated and furnished, offering a sleek alternative to the more traditional Sussex cottages, this apartment is cosy and comfortable, with lovely views over the boats that pass through the quay at high tide, and to open fields beyond. The apartment is centrally located, with the amenities of the town a short walk away. Rye offers a museum, swimming pool, windsurfing lake, dinghy sailing, independent shops, galleries and weekly markets. Fishing, cycle hire, horse riding, tennis and golf are also in the locality. Camber Sands, 5 miles away, offers a kite surfing course and swimming, or visit Battle, 16 miles away, an historic town built upon the site where William the Conqueror defeated King Harold. A superb Rye cottage alternative for a relaxing break.



Accommodation All first floor. One double bedroom. Bathroom with bath, basin & WC. Open plan living area with compact kitchen, breakfast bar and sitting area with Juliet balcony overlooking the quay.

Amenities Full electric central heating. Electric oven and hob, microwave, fridge, colour TV with Freeview, DVD, radio/CD player, library of books/DVD/games. Electricity inc. in rent. Bed linen & towels inc. in rent. Off road parking for 1 car. Sorry, no pets and no smoking. Shop and pub 5 mins walk.



"A smart apartment in a delightful setting. We spent many an hour with the balcony doors open just watching the birds and boats."

Ms Marsh, Cheshire

WSB	OSB	LMB
191	A: 297	B: 326
C: 370	D: 414	E: 426
F: 438	G: 450	H: 461
I: 494	X: 461	NY: 461



Hampshire



Go wild in the New Forest, a paradise for all sorts of outdoor adventures. Discover the 'real' Downton Abbey at Highclere Castle. Lap up the views atop Spinnaker Tower sweeping across Portsmouth's historic harbour. Browse Andover's Saxon streets. Or check out Winchester's magnificent medieval cathedral and fantastic farmers' market.

For more information about this area go to

www.SykesCottages.co.uk/Hampshire

Cottages start from

£233

per week



The Cottage
Beaulieu, New Forest

REF: 9270
Sleeps 2
Friday Arrival

Beaulieu 1 mile. An immaculate detached cottage built just after the First World War as a studio retreat, adjacent to the owner's pretty cottage, close to Beaulieu within the New Forest National Park. This lovely New Forest cottage has been renovated, furnished and equipped to an extremely high standard, benefiting from light and airy living accommodation with an attractive enclosed courtyard garden. There is direct forest access from this New Forest cottage, which lies close to the scenic Hatchet Pond, a great place to roam the numerous forest trails, and maybe run into the wild ponies and donkeys. Only a mile from this New Forest cottage is the picturesque village of Beaulieu, where bikes can be hired to explore the forest, and a visit to the world famous National Motor Museum, and ancient Palace House is a must. A lovely New Forest cottage offering a comfortable base from which to explore this sensational area.



Accommodation All ground floor. One king-size double bedroom with en-suite shower, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Full gas central heating. Electric oven, ceramic hob, microwave, fridge/freezer, washing machine, DVD. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Private enclosed front courtyard with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Babes-in-arms only.



"Possibly the nicest cottage we have ever stayed in. Our hosts were charming and helpful. We would certainly go again."

Mr Dunkley, East Sussex



WSB OSB LMB			
WSB: 235	A: 293	B: 336	C: 367
D: 397	E: 399	F: 436	G: 481
H: 503	I: 539	X: 503	NY: 503



Brock Cottage
Beaulieu, New Forest

REF: 6495
Sleeps 2
Saturday Arrival



Beaulieu 1 mile. A charming, detached New Forest holiday cottage, situated next to the owner's home. In an acre of garden, with direct forest access, and situated just a mile from the picturesque village of Beaulieu, this New Forest cottage has nature all around. Renovated and refurbished to a good standard, this New Forest cottage has one double bedroom and a sitting room, making it perfect for a romantic break in spectacular countryside. With views to the front towards nearby Hatchet Pond, the largest body of water in the New Forest, this New Forest cottage is in a great location for coarse fishing. There are lovely walks and cycle trails straight from the door of this New Forest cottage, and with the National Motor Museum, Bucklers Hard and Exbury Gardens all close by, as well as pony trekking, you'll be spoilt for choice of things to do. This New Forest holiday cottage offers a great holiday base from which to explore this stunning area. Why not take a trip to the Isle of Wight from nearby Lymington, or visit the beautiful beaches at Bournemouth? There is so much to see and do from this super New Forest holiday cottage.



Accommodation One super-king-size double bedroom (zip and link, can be twin on request). Shower room with shower, basin and WC. Fitted kitchen with dining area. First floor sitting room with electric fire.

Amenities Oil fired central heating with additional heating from electric fire in sitting room. Electric oven, ceramic hob, combination microwave, fridge, fridge/freezer, use of washing machine by arrangement with owner, dishwasher, flat screen TV with Freeview, DVD, library of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Lobby for bike and walking clothing storage. Lawned garden and patio and furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: The cottage has steep internal stairs. Note: Cycle hire is available nearby.

"The cottage was perfect."

Mrs Hobbs, Lincolnshire

WSB OSB LMB XSB			
WSB: 275	A: 293	B: 336	C: 367
D: 397	E: 399	F: 436	G: 481
H: 503	I: 539	X: 503	NY: 503



Keyhaven
Pennington near Lymington

REF: 13820
Sleeps 5
Saturday Arrival

Lymington 1.1 miles. A detached bungalow with its own private hot tub, quietly situated within Pennington village, a suburb of the coastal town of Lymington, at the southern edge of the New Forest National Park. Equipped and furnished to a very good standard, this cottage is ideal for exploring the New Forest and this lovely coastal area. This single-storey cottage boasts en-suite facilities to the master bedroom, as well as a sunny conservatory, a super place to relax. Outside, your hot tub awaits; a real treat after a hectic day exploring this beautiful area. A short drive or walk takes you to Lymington town, where a stroll along the cobbled street leads to the Old Town Quay where you can enjoy some refreshments whilst watching the ever-changing boating scene, or how about taking the ferry to the Isle of Wight? The New Forest National Park is easily accessible, offering excellent walking, cycling and pony trekking, plus the National Motor Museum, Exbury Gardens, Christchurch and Bournemouth are all within easy reach. A comfortable base for a relaxing break.



Accommodation All ground floor. Three bedrooms: 1 x king-size double with en-suite shower, basin and WC, 1 x twin, 1 x single. Bathroom with bath, shower, basin and WC. Fitted kitchen. Utility. Dining room with doors to conservatory. Sitting room with electric flame-effect fire. Hot tub.

Amenities Gas central heating, additional heating from electric flame-effect fire in sitting room. Range cooker with 2 electric ovens and 8 gas burners, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview (one internet enabled with webcam for Skype), DVD, iPod dock, WiFi, telephone (local calls only), selection of books and games. Fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Lawned garden with patio and hot tub. Sorry, no pets and no smoking. Shop and pub 6 mins walk.



"We were very lucky, the accommodation was excellent."

Mrs Merchant, Bedfordshire

LMB XSB			
WSB: N/A	A: 415	B: 485	C: 534
D: 615	E: 660	F: 715	G: 783
H: 820	I: 860	X: 860	NY: 860



Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Driftwood
Milford on Sea

REF: 3757
Sleeps 5/6
Friday Arrival



A lovely, semi-detached Milford on Sea holiday cottage, in the quiet village of Milford on Sea, 3 miles from Lympington. Decorated and equipped to a high standard, with cosy rooms, a pretty garden and fantastic location, this Milford on Sea cottage makes a great base for discovering the South of England and the Isle of Wight. Take a stroll along the beach front and enjoy a plate of fish and chips by the sea, drive the short distance to the New Forest National Park, or alternatively, catch a ferry to the wonderful Isle of Wight and enjoy the sandy beaches, Amazon World Zoo Park or a ride on the chairlift to see The Needles. With Bourne-mouth's Monkey World to enjoy, and the pretty beach huts at Mudeford to see, you'll be sure to enjoy your stay at this great Milford on Sea holiday cottage at any time of the year!



Accommodation All ground floor. Three bedrooms: 1x double, 1x twin, 1x single (accessed through living room) with additional pull out stacker bed - double doors to single room, when opened create further living space. Bathroom with bath, shower over bath, basin and WC. Cloakroom with basin and WC. Fitted kitchen. Dining room with views over garden. Living room with electric fire. Sun room.

Amenities Full gas central heating, additional heating from electric fire in living room. Electric oven, halogen hob, microwave, fridge, washing machine, dishwasher, colour TV, DVD player, library of books and games. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Lawned garden with patio and garden furniture. Sorry, no pets and no smoking. Shop and pub 10 mins walk, sandy beach 5 miles.



"Very private with a lovely suntrap garden."

Mr Lay-Flurrie, Norfolk



OSB XSB

WSB: NA	A: 282	B: 377	C: 426
D: 473	E: 501	F: 559	G: 609
H: 657	I: 703	X: 657	NY: 657



Endymion
Linwood near Ringwood, New Forest

REF: 3575
Sleeps 2/3
Friday Arrival



A delightful single-storey detached timbered lodge, in the grounds of the owner's cottage, in an idyllic location in the hamlet of Linwood, in the heart of the New Forest National Park. Surrounded by ancient woodland, this cosy little Hampshire cottage has a warming woodburner, perfect for cooler evenings, as well as a comfortable bedroom with en-suite shower room. You can literally walk straight out of the gates right into the forest, and take one of the numerous bridle and footpaths from where you're sure to see wild ponies, cattle and deer. There is also a super pub serving good food and real ales close by. Should you tire of the forest, within an easy drive are the National Motor Museum at Beaulieu, the ancient cathedral city of Salisbury, or the attractions and beaches at Bourne-mouth. A lovely New Forest cottage in a superb location; a relaxing holiday base all year round.



Accommodation All ground floor. One double bedroom with en-suite shower, basin & WC. Open plan living area with simple compact kitchen area, dining area & sitting area with sofa bed & woodburner.

Amenities Heating from electric heaters in bedroom and bathroom, woodburner in sitting area. Two ring electric hob, combi microwave/oven, fridge, colour TV with Freeview, DVD. Fuel, power & logs for woodburner inc. in rent. Bed linen & towels inc. in rent. Off road parking for one car. Rear garden with patio & BBQ. Two well behaved dogs welcome. Sorry, no smoking. Visitors welcome to bring their own horses - paddock, stabling & menage available, by prior arrangement with owner. Shop 4 miles, seasonal camp site shop 1 mile, pub 8 mins walk. Note: Cottage is accessed via unmade gravelled forest track and is unsuitable for low suspension vehicles or those unsteady on their feet.



WSB OSB LMB

WSB: 247	A: 285	B: 308	C: 334
D: 358	E: 392	F: 412	G: 452
H: 490	I: 523	X: 490	NY: 490



The Cottage
Whitchurch near Winchester

REF: 13626
Sleeps 2
Saturday Arrival



Whitchurch and Overton 2 miles. A self-contained wing of the owners' cottage, set in a rural location on the edge of 'Watership Down' country in northern Hampshire. Comfortably furnished throughout with a king-size double bed and French windows opening out onto beautiful gardens, this lovely cottage offers a delightful base for exploring the area. After a day out and about you can snuggle up in front of the warming woodburner in the charming sitting room, or enjoy a glass of wine on the attractive enclosed patio, soaking up the last of the sun. The extensive gardens are a delight, boasting well-kept flower beds and lawns, where you can play croquet. There are lovely walks to be had from your holiday cottage, across the rolling chalk landscape, immortalised by local author Richard Adams in 'Watership Down' - the nearby pub, serving good food and ales also bears this name! Within a short drive are the River Test, beloved by fly fishermen, the pretty village of Overton, Whitchurch Silk Mill and, for fans of the TV series Downton Abbey, Highclere Castle. Alternatively, the ancient cities of Winchester, Salisbury and Southampton, and Portsmouth's historic dockyard are easily accessible. A delightful cottage to be enjoyed at any time of the year!



Accommodation One king-size double bedroom. Shower room with shower, basin and WC. Fitted kitchen. Sitting room with woodburner, dining area and French doors to garden.

Amenities Full oil central heating, with additional heating from woodburner in sitting room. Electric cooker, microwave, fridge, washing machine, TV with Freeview, DVD player, WiFi, selection of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Lawned garden at front with pond. Private enclosed patio with furniture and BBQ at rear. One well behaved dog welcome. Sorry, no smoking. Shops 2 miles, pub 1.5 miles. Note: There are approx. 4 trains per



hour on the railway and as such there may be some associated noise. Note: Due to unfenced pond, children should be supervised at all times.

"The cottage was comfortable and suited our needs."

Mrs Wilkinson, Tyne & Wear

WSB OSB LMB XSB

WSB: 196	A: 237	B: 270	C: 293
D: 317	E: 332	F: 361	G: 397
H: 415	I: 445	X: 415	NY: 415



The Apple Store
Whitchurch near Winchester

REF: 9786
Sleeps 2
Friday Arrival



Whitchurch 3.5 miles. A former apple store, this light and airy timber-clad detached barn conversion is peacefully situated in the grounds of the owner's bungalow near to the town of Whitchurch. Located in an Area of Outstanding Natural Beauty in North Hampshire, this Hampshire cottage has been renovated to a very high standard. With one double bedroom and a spacious open plan living area, this Hampshire cottage is ideal for a romantic getaway. Outside this Hampshire cottage is an attractive large patio, perfect for relaxing after a day out, plus there are lovely views across the gardens towards farmland, as well as excellent walks and cycling straight from the door. The area surrounding this Hampshire cottage abounds in wildlife and red kites can often be seen, whilst this area was also the setting for Watership Down which was written by the local resident Richard Adams. A lovely Hampshire holiday cottage offering a peaceful rural base from which to explore this lovely area.



Accommodation All ground floor. One king-size double bedroom. Shower room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Oil central heating. Electric ceramic hob, combination oven and microwave, fridge, TV with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Undercover bike storage. Large private patio with furniture and BBQ. Shared access to owner's lawned garden. One well behaved dog welcome. Sorry, no smoking. Shop 3.5 miles, pub 1.5 miles.



"Very secluded - the grounds are great for a dog."

Mr Trayner, Angus

WSB OSB LMB

WSB: 204	A: 246	B: 281	C: 305
D: 330	E: 345	F: 375	G: 413
H: 433	I: 463	X: 433	NY: 433



SLAKEMOOR FARM COTTAGES
Durley near Southampton

Two delightful single-storey barn conversions, in a rural setting on the owner's cattle and equestrian farm, on the edge of the south Hampshire village of Durley, 2 miles from Botley. These charming Durley cottages have been converted to a very high standard, and both boast cosy woodburners, as well as en-suite facilities. These Durley cottages are set within the owner's farmyard, where horses often come and go from the adjacent stables. Locally, there are many lovely walks and the owner is happy to offer visitors riding lessons or hacking by arrangement from her nearby equestrian centre. There are plenty of places to visit within a short drive of these Durley cottages, including Marwell Zoo, the beautiful Meon Valley, and the Hamble River, whilst the historic Royal Naval Dockyard at Portsmouth and ancient Winchester are also easily accessible. Two lovely Durley cottages, providing a superb base from which to explore this lovely area throughout the year.



Swift Cottage
Durley near Southampton

REF: 4181
Sleeps 4
Friday Arrival



A lovely, semi-detached, single-storey barn conversion, one of two Durley cottages on site, providing quality holiday accommodation with a light and airy open plan living area, a warming woodburner and an en-suite to the double bedroom. This Durley cottage is situated alongside the owner's farmyard, where there is stabling for horses. A super, rural base for an enjoyable holiday. Note: This property can be booked with ref 4182 to accommodate up to 8 people.



Accommodation All ground floor with one internal step. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.

Amenities Heating from radiators powered by woodburner in sitting area. Electric cooker, microwave, fridge, washing machine, colour TV, DVD, Freeview. Fuel, power and starter pack of logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Small patio with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Horses use the adjacent farmyard.



"A well-equipped cottage and the cakes left by the owner were a nice touch."

Mrs Webster, Buckinghamshire

WSB OSB LMB

WSB: 221	A: 261	B: 284	C: 317
D: 367	E: 407	F: 441	G: 475
H: 509	I: 537	X: 509	NY: 509



Swallow Cottage
Durley near Southampton

REF: 4182
Sleeps 4
Saturday Arrival

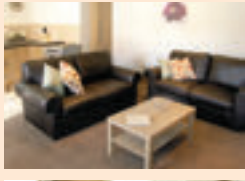


An attractive single-storey barn conversion, one of two Durley cottages on site, skilfully converted to provide light and airy open plan Durley cottage accommodation, which benefits from a woodburner in the living area, and a lovely four poster bedroom with en-suite facilities. This Durley cottage could be suitable for the less able, as it is all on one level. Adjacent to the owner's farmyard stables, this Durley cottage provides a cosy and comfortable holiday base. Note: This property can be booked with ref 4181 to accommodate up to 8 people.



Accommodation All ground floor. Two bedrooms: 1 x four poster double with en-suite shower, basin and WC, 1 x twin. Shower room with shower, basin and WC. Open plan living area with kitchen, dining area and sitting area with woodburner.

Amenities Heating from radiators powered by woodburner in sitting area. Electric cooker, microwave, fridge, washing machine, colour TV, DVD, Freeview. Fuel, power and starter pack of logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Small lawn garden with furniture. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Horses use the adjacent farmyard.



WSB OSB LMB

WSB: 221	A: 261	B: 284	C: 317
D: 367	E: 407	F: 441	G: 475
H: 509	I: 537	X: 509	NY: 509

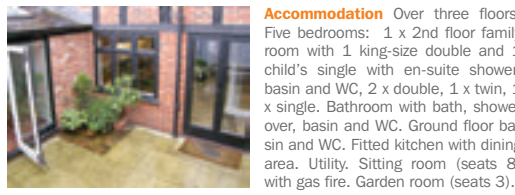


St Ann's Forge
Salisbury

REF: 16180
Sleeps 9/10
Friday Arrival



An immaculately presented Grade II listed, half-timbered Tudor house, in the heart of the medieval city of Salisbury. Luxuriously appointed throughout, this cottage which dates from 1500 is arranged over three floors and has been sensitively restored. The property retains some of the original exposed timber structure, whilst double and triple glazing help to create an air of calm within. The garden room opens out onto the secluded, enclosed courtyard garden with steps up to the oak decked mezzanine. A few steps away is the magnificent 13th century cathedral, whilst a short stroll takes you to Salisbury's twice weekly market, bustling shopping centre, historic pubs and restaurants, as well as the theatre, arts centre and cinema. There are plenty of attractions within an easy drive including Stonehenge, Wilton House, and the New Forest as well as the Hampshire and Dorset coasts. An historic cottage offering an extraordinary and unique year-round holiday experience.



Accommodation Over three floors. Five bedrooms: 1 x 2nd floor family room with 1 king-size double and 1 child's single with en-suite shower, basin and WC, 2 x double, 1 x twin, 1 x single. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Utility. Sitting room (seats 8) with gas fire. Garden room (seats 3).

Amenities Gas central heating with gas fire in sitting room. Gas hob, electric oven, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, TV with Freeview, CD/radio, WiFi, telephone (incoming calls), selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair. Public car park 250 yards, vouchers available at cost from the owner. Enclosed courtyard garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shops and pubs 5 mins walk. Note: This cottage is beside a city street with associated traffic noise. Note: The stairs may not be suitable for the infirm. Note: The owner requires a refundable £150 Good Housekeeping Bond prior to arrival.



View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB SPR

WSB: 708	A: 762	B: 823	C: 902
D: 982	E: 1052	F: 1193	G: 1479
H: 1531	I: 1595	X: 1595	NY: 1595



Ostlers
Nunton near Salisbury

REF: 3601
Sleeps 6



Saturday Arrival

A charming semi-detached character cottage, a short walk from the village pub in the little village of Nunton, just 4 miles south of the beautiful cathedral city of Salisbury. The cottage offers holiday accommodation of a good standard, including lovely high vaulted beamed ceilings, exposed brick walls, and a warming woodburner, as well as a sunny glazed garden room overlooking the enclosed lawn garden. Situated in the valley of the chalk stream River Ebble, there are lovely rural walks close by. However, no visit to this super area would be complete without a trip to nearby Salisbury, with its stunning cathedral, magnificent cathedral close, twice weekly market and array of cosmopolitan shops and restaurants. Take a trip to ancient Stonehenge, Wilton House or the glorious New Forest National Park, all easily accessible. A great Nunton cottage for a varied and interesting holiday, at any time of the year.



Accommodation Three bedrooms: 1 x ground floor double with en-suite shower, basin & WC, 1 x ground floor twin, 1 x eaves twin bedroom (restricted headroom at sides of the room). Ground floor bathroom with bath, shower attachment off taps, basin & WC. Fitted kitchen with Belfast sink. Light, airy sitting room with high vaulted beamed ceiling, exposed brickwork, woodburner & dining area off room. Garden room.



Amenities Full oil central heating, additional heating from woodburner in sitting room. Electric oven & hob, microwave, fridge, freezer, washing machine, dishwasher, colour TV with Freeview, DVD, radio, library of books etc. Fuel, power & fuel for woodburner inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair available. Garage parking for one car, additional off road parking for one car. Enclosed lawn garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 4 miles, pub 5 mins walk. Note: This property does not accept full week bookings during the 'A' band, only WSB.

"Property looked attractive outside and delightful inside."

Mrs Oakes, Kent



WSB OSB LMB

WSB: 302	A: 389	B: 430	C: 482
D: 532	E: 589	F: 642	G: 715
H: 787	I: 845	X: 787	NY: 787

Key to symbols

★★★★ Star Rating awarded by Regional Tourist Board

✓✓✓✓ Sykes Cottages Rating

tripadvisor We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



The Methodist Chapel
Whiteparish near
Salisbury

REF: 16337
Sleeps 4/8
Friday Arrival



Tucked away in the attractive South Wiltshire village of Whiteparish is this former Wesleyan chapel, which dates back to 1859 and is now a beautifully converted holiday cottage. The light and airy interior offers families or groups of friends a different, yet comfortable holiday experience. The spacious open plan living area was created from the 1903 Memorial School, retaining its wooden floors and row of children's coat pegs, whilst the body of the chapel features the original pulpit and combines not only a further sitting area but also offers a snooker table, table tennis, table football, keyboard and piano! Outside is a small rear patio area which features a trampoline, a real plus for children in your party. Conveniently situated, it is just a short stroll from the local shop, Post Office and friendly village pub, ideal for taking refreshment after your busy day exploring. The cottage benefits from good local transport links, which take you to many places of interest; visit Mottisfont Abbey, Salisbury and Winchester cathedrals or Stonehenge. Explore the New Forest National Park, whilst the younger members of your group will enjoy Poutton's Park or Romsey Rapids. This chapel offers visitors a most unusual holiday destination to be enjoyed whatever the weather!



Accommodation Three bedrooms with skylight windows: 1 x super king-size double, 1 x king-size double, 1 x room with 2 children's bunks. Ground floor wet room with shower only. Ground floor bathroom with free-standing bath, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area. Utility. Spacious games room with sitting area.

Amenities Gas central heating. Range cooker with 2 gas ovens and 5 ring gas hob, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x TVs with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Small patio garden with furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 3 mins walk. Note: This property is suitable for a maximum of 4 adults and 4 children.



WSB	OSB	LMB	XSB
WSB: 270	A: 299	B: 354	C: 408
D: 462	E: 492	F: 554	G: 638
H: 681	I: 729	X: 681	NY: 681



Elm Grove
Orchardston near Stonehenge

REF: 6055
Sleeps 4/6
Friday Arrival



A superb, spacious detached bungalow, nestling in the rural Wiltshire hamlet of Orchardston, on Salisbury Plain, 5 miles from Stonehenge. This light and airy Stonehenge cottage provides most welcoming accommodation, with a super fitted kitchen, oak flooring, a sunny conservatory, and two reception rooms. The natural garden outside this Stonehenge cottage is adjacent to farmland and the local church, and attracts all kinds of birdlife. A great base for exploring this lovely area, this Stonehenge cottage lies within an easy drive of numerous places of interest, including world famous Stonehenge, majestic Wilton House, and the ancient cathedral city of Salisbury. The nearby Wylve and Woodford valleys are dotted with picturesque thatched villages, or just venture out and stroll one of the local bridleways. This Stonehenge cottage makes a great touring base, at any time of the year.



Accommodation All ground floor. Four bedrooms: 1 x super king-size double, 2 x single, 1 x bunks. Bathroom with bath, shower over, basin and WC. Shower room with shower cubicle, basin and WC. Utility room with shower cubicle, basin and WC. Fitted kitchen with dining area, leading into sitting room. Second sitting room, with children's toys (accessed via a single bedroom). Conservatory.

Amenities Full oil-fired central heating. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV with Freeview, DVD, CD player, radio, WiFi, books, games, DVDs, children's toys, table football. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Large patio with garden furniture. Steps down to enclosed, grassed, 'wild' garden. Sorry, no pets and no smoking. Shop and pub 1 mile. Note: Max. 4 adults. Note: Check in time is 4pm.



"The cottage facilities
are amongst the best we
have experienced."



WSB	NA	A:	335	B:	395	C:	455
D:	515	E:	550	F:	620	G:	715
H:	760	I:	820	X:	760	NY:	760



Blandford Cottage
Berwick St John

REF: 14026
Sleeps 2/4
Saturday Arrival



A detached, Grade II listed stone cottage, dating back to 1790, set in the gardens of the owners' residence, within the peaceful village of Berwick St John on the borders of Wiltshire and Dorset. This Berwick St John holiday cottage oozes period character, and offers a quirky, romantic village retreat, an idyllic base for couples. In an elevated position above a village lane, bordering unspoilt countryside, this Berwick St John cottage retains the character of a bygone era, with some period furnishings including Victorian iron framed beds, and beamed ceilings, as well as having a warming open fire in the sitting room. After your day exploring, sit out on the charming paved patio of your Berwick St John holiday cottage, a lovely place to relax in the evening sun, or take a stroll to the local pub. A short drive from your Berwick St John cottage is the ancient hill-top town of Shaftesbury, most well known for 'Gold Hill' of Hovis advert fame. Alternatively, explore NT Stourhead's lovely gardens, marvel at Salisbury's majestic cathedral or visit mystical Stonehenge. This Berwick St John holiday cottage provides a simple, yet charming holiday base from which to tour this fascinating area.



Accommodation Two double bedrooms. Bathroom with bath, hand-held shower, basin and WC. Simple kitchen with Belfast sink. Dining room. Sitting room with sofa bed and open fire.

Amenities Oil central heating plus some storage heaters and open fire in sitting room. Electric oven and hob, microwave, small worktop fridge, washing machine, dishwasher, TV with Freeview, DVD, selection of books. Fuel and power inc. in rent. Off road parking/garage for 1 car. Paved patio area with garden furniture. Two well behaved dogs welcome. Sorry, no smoking. Shop 5 miles. Pub 5 mins walk. Note: There are steps up to the front door and the patio is elevated above the lane. Note: Due to steep steps and a raised patio area, this property may be unsuitable for infirm or children under the age of six.



"A pretty holiday cottage
with charming furniture."

Mr Lanenga, Netherlands

WSB	LMB	XSB
WSB: 215	A: 256	B: 301
D: 370	E: 391	F: 434
H: 511	I: 546	X: 510
NY:	510	



The Oaks
Warminster

REF: 13552
Sleeps 2/3
Saturday Arrival



Quietly situated beside the owner's picturesque woodland garden is this delightful, single-storey holiday cottage, on the edge of the lovely Wiltshire town of Warminster. This charming Warminster cottage offers a romantic getaway for couples wishing to escape the hustle and bustle which a hectic life can bring. The light and airy open plan living area of this cottage in Warminster benefits from a cosy woodburning stove, perfect for curling up after your adventurous day out. The private wraparound patio of your Warminster holiday cottage offers you the chance to while away lovely sunny evenings or stroll around the owner's two acre woodland garden, listening to the array of birdsong over the gentle sounds of the waterfall from the sparkling stream which trickles through the garden. This Warminster holiday cottage lies conveniently close to the Longleat Estate, which boasts beautiful gardens, and a magnificent house and safari park. The historic cities of both Bath and Salisbury are an easy drive from this Warminster holiday cottage, with Stonehenge and Avebury, Shaftesbury, Stourhead and Lacock Abbey all easily accessible. A perfect, cosy Warminster holiday base at any time of the year.



Accommodation All ground floor. One king-size double bedroom. Wet room with walk-in shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with single sofa bed and woodburning stove, with oak flooring throughout.

Amenities Gas central heating throughout, additional heating from woodburning stove in sitting area. Electric oven, gas hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD recorder and player, radio, iPod dock. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. 4 adult mountain bikes available. Private patio with furniture. Shared lawned and wooded garden. One well behaved dog welcome. Sorry, no smoking. Shop 5 mins walk. Pub 10 mins walk. Note: Babes-in-arms and children over 10 welcome. Note: This property has wheelchair access.



WSB	OSB	LMB	XSB
WSB: 201	A: 243	B: 277	C: 301
D: 326	E: 341	F: 371	G: 408
H: 427	I: 457	X: 427	NY: 427



4 Victoria Cottages
Hindon near Shaftesbury

REF: 1824
Sleeps 3
Saturday Arrival



A charming, Grade II listed mews cottage situated in the peaceful village of Hindon, on the border of Wiltshire and Dorset, just 6 miles from Shaftesbury. Set in a conservation area and believed to date back 150 years, this former artisan's cottage has been lovingly restored and comfortably furnished to offer two traditional bedrooms and a warming woodburning stove in the lovely sitting room. Surrounded by an Area of Outstanding Natural Beauty, visitors will be spoilt for choice when it comes to wonderful walks and National Trust properties such as Stourhead and Lytes Cary. With Shaftesbury, Salisbury, Longleat and Stonehenge within striking distance, this attractive property provides a welcoming base from which to explore the surrounding Dorset countryside.



Accommodation Two bedrooms: 1 x double, 1 x single with 2' 6" single stacker bed (can be opened to make double or 2 singles on request). Ground floor bathroom with bath and shower over, basin and WC. Fitted kitchen. Cosy sitting room with dining area and woodburning stove.

Amenities Heating from storage radiators with additional heating from woodburning stove in sitting room. Electric cooker, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x colour TVs with Freeview (one in bedroom), DVD player, radio/CD player etc. Small library of books. Electricity inc. in rent, plus starter pack of logs for woodburner. Bed linen and towels inc. in rent. Off road parking for 1 car. Small patio to front with garden furniture. One well behaved dog welcome at £10 charge per week. Sorry, no smoking. Shop and pub 5 mins walk. Note: This property is suitable for a maximum of 3 people.

"We loved the woodburning stove."

Miss Summers, West Sussex

WSB OSB LMB

WSB: 213	A: 243	B: 272	C: 302
D: 332	E: 361	F: 389	G: 420
H: 452	I: 483	X: 452	NY: 452



2 Victoria Cottages
Hindon near Shaftesbury

REF: 1915
Sleeps 3
Saturday Arrival



A delightful Grade II listed mews cottage, one of six, found in a private driveway in the heart of the picturesque village of Hindon, on the Dorset/Wiltshire border. Set within a conservation area, the cottage dates back 150 years and has been sympathetically renovated to offer comfortable and traditional holiday accommodation, with a cosy woodburning stove in the pretty sitting room. The local Area of Outstanding Natural Beauty offers wonderful, scenic walks with numerous National Trust and historic sites to visit within a short drive, such as Stourhead, Longleat, Shaftesbury, Stonehenge and Salisbury. An ideal property in a lovely location for a relaxing holiday.

Accommodation Two bedrooms: 1 x double, 1 x single. Ground floor bathroom with corner bath, shower attachment on taps, basin and WC. Fitted kitchen. Cosy sitting room with dining area, woodburning stove and stairs to bedrooms.

Amenities Heating from storage radiators with additional heating from woodburning stove in the sitting room. Electric cooker, microwave, fridge/freezer, washing machine, digital colour TV, DVD player, DVDs, library of books, maps and walking guides, etc. All fuel and power and initial supply of logs for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Small gravel and paved patio with garden furniture to front of cottage. One well behaved dog welcome at £10 per week. Sorry, no smoking. Shop and pub 5 mins walk.

"A cosy cottage in a picturesque village."

Mrs Richards, Worcestershire

WSB OSB LMB XSB

WSB: 216	A: 245	B: 276	C: 306
D: 335	E: 366	F: 396	G: 427
H: 458	I: 490	X: 458	NY: 458

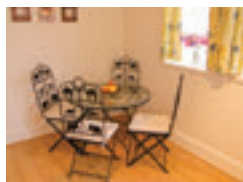


The Old Brewery
Tisbury near Shaftesbury

REF: 18954
Sleeps 4
Friday Arrival



A delightful, mews style town house which has been created within the Grade II listed former Wiltshire Brewery, in the charming Wiltshire town of Tisbury on the Wiltshire/Dorset border. Comfortably furnished throughout, this cottage offers couples or a small family group a convenient touring base just a short walk from all the local amenities. The cottage benefits from a light and airy fitted kitchen with dining area, and a comfortable sitting room which looks out onto the sheltered, communal courtyard garden. The courtyard features an attractive raised pond with a seating area around the edge making it a pleasant place to relax. Take a stroll through Tisbury's quaint main street where you can browse an array of shops or take in some refreshments. Alternatively, visit nearby Wardour Castle or explore the numerous scenic footpaths, both a short drive from the cottage. Leave the car and take the train to Salisbury, Sherborne or even Exeter, whilst the lovely houses of Stourhead, Longleat and Wilton, as well as ancient Stonehenge and Salisbury are all easily accessible. If you desire a comfortable holiday base within easy reach of local amenities and with plenty to see and do, this cottage is the one for you!



Accommodation Two bedrooms: 1 x king-size double, 1 x eaves double. Bathroom with bath, shower over, basin and WC. Ground floor basin and WC. Fitted kitchen with dining area. Sitting room with flame-effect electric fire.

Amenities Heating from night store heaters with electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, dishwasher, TV with Freeview, DVD, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Communal courtyard garden. Sorry, no pets and no smoking. Shops 5 mins walk, pubs 2 mins walk. Train station 5 mins walk. Note: The communal courtyard garden has no designated seating.

Sorry, no pets and no smoking. Shops 5 mins walk, pubs 2 mins walk. Train station 5 mins walk. Note: The communal courtyard garden has no designated seating.



View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB

WSB: 210	A: 254	B: 289	C: 320
D: 342	E: 358	F: 389	G: 428
H: 449	I: 480	X: 449	NY: 449



Sunny Gardens
Weymouth

REF: 7688
Sleeps 4/6
Saturday Arrival



A delightful, detached, chalet bungalow situated in a quiet residential area on the edge of Weymouth, just over a mile from the sea front. This Weymouth cottage has been well-equipped and comfortably furnished, offering visitors a real 'home-from-home' holiday experience. The conservatory and well kept large sunny garden of this Weymouth cottage are a real delight, a perfect place to unwind after a day exploring this lovely area. Weymouth's golden sands and quaint harbour are just a short distance away, where you can try your hand at sea fishing or diving. Or, perhaps a day out to the Channel Islands on the Sea Cat appeals? From this Weymouth cottage explore dramatic Portland and harbour, home to the 2012 sailing Olympics. There's so much to see and do from this Weymouth cottage that you really are spoilt for choice!



Accommodation Three bedrooms: 1 x ground floor double, 1 x ground floor room with sofa bed, 1 x eaves twin. Ground floor shower room with shower, basin and WC. First floor basin and WC. Fitted galley kitchen. Dining room with TV and doors to conservatory. Sitting room.

Amenities Full gas central heating. Electric oven, ceramic hob, microwave, fridge, freezer, washing machine, 2 x colour TVs, one with Freeview, DVD, video, CD/radio, books/games/CDs/DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Superb spacious rear lawn garden and patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop 10 mins walk, pub 3 mins. Note: There is a covered pond in the garden.



"We liked watching the wildlife in the garden from the conservatory."

Mr Roach, West Midlands



WSB OSB LMB XSB

WSB: 271	A: 313	B: 370	C: 427
D: 484	E: 515	F: 579	G: 667
H: 714	I: 764	X: 714	NY: 714

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Anchorage
Poole

REF: 12466
Sleeps 5
Friday Arrival



Poole Quay 1.5 miles. A well presented detached chalet bungalow, situated in a quiet residential area, in the suburb of Hamworthy, close to Poole Harbour and town. Renovated to an extremely high standard this Poole cottage makes an ideal holiday home for a family or group of friends wishing to explore this lovely area. The light and airy interior of this Poole cottage benefits from a first floor master bedroom with en-suite, two ground floor bedrooms, along with a fitted kitchen with dining area and a comfortable sitting room. Outside, this Poole cottage has steps that lead down to an enclosed lawn garden bordered by a sunlit patio, making it a perfect place to dine alfresco. Close by, you can stroll along the edge of Holes Bay or take your bucket and spade to Hamworthy beach, just a short distance from your Poole cottage. There's so much to see and do from this Poole cottage, from the scenic Poole Harbour boat trips to the Blue Flag beaches at Sandbanks and Bournemouth. Alternatively, explore the delights of the New Forest or take a trip to the pretty villages on the Purbeck Hills, both of which are easily accessible. This impressive Poole cottage offers an excellent base at any time of the year.

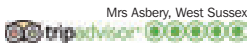


Accommodation Three bedrooms: 1 x first floor king-size double with TV and en-suite shower, basin and WC, 1 x ground floor twin, 1 x ground floor single. Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room.

Amenities Gas central heating. Electric oven and hob, microwave, fridge, washing machine, 2 x TVs, 1 with Freeview, DVD, CD/radio, WiFi, selection of books, games and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 4 cars with room for boat. Front lawn garden. Rear enclosed lawn garden with patio and furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 5 mins walk.



"A good location for exploring Poole and the surrounding area."



Mrs Asbery, West Sussex

WSB OSB LMB XSB

WSB: 291	A: 324	B: 385	C: 444
D: 502	E: 536	F: 604	G: 696
H: 742	I: 796	X: 742	NY: 742



Beachside
Sandbanks Peninsula near Poole

REF: 1985
Sleeps 8
Saturday Arrival



A stunning and extremely spacious apartment, occupying the entire ground floor of an imposing, Art Deco style building on the prestigious Sandbanks Peninsula. Well equipped and comfortable, this impressive property offers a superb sitting room, 4 bedrooms and 2 lavish bathrooms and boasts direct access to a Blue Flag awarded beach. Sandbanks offers fine restaurants, exclusive style bars and cafes and an array of excellent shops. Poole's magnificent natural harbour is within a short stroll and provides excellent watersports facilities, from wind and kite surfing, to jet skiing and sailing, whilst a short ferry crossing takes you to the Isle of Purbeck and Brownsea Island, renowned for its wildlife. Whether it's a visit to nearby Bournemouth or a day trip to northern France, this is a superb location for a relaxing holiday amidst idyllic scenery.



Accommodation All ground floor. Four bedrooms: 1 x double, 3 x twin (2 with doors leading to patio). Bathroom with Jacuzzi bath, shower cubicle, basin & WC. Bathroom with bath with shower over, basin & WC. Additional WC/basin. Large fitted kitchen with dining area. Sitting room with coal effect electric fire.

Amenities Full gas central heating throughout, electric fire in sitting room. Range style electric oven, gas hob, microwave, fridge/freezer, washer/dryer, dishwasher, colour TV with Freeview, DVD, radio/CD. Library of books/games. All fuel & power inc. in rent. Bed linen inc. in rent. Off road parking for 1 car, meter payment car parks & on street parking nearby. Enclosed patio with furniture & steps over low wall leading directly to beach. Sorry, no smoking & no pets. Shop 10 mins walk, pub 2 mins walk. Note: This property accepts a maximum of 8 people, which includes infants. Note: Young children must be supervised in patio area. Note: Beach accessed via series of 8 steep steps. Note: Owner collects a £150 refundable Good Housekeeping bond prior to arrival & does not accept staghen parties.



WSB OSB

WSB: 415	A: 559	B: 713	C: 810
D: 908	E: 966	F: 1085	G: 1348
H: 1483	I: 1592	X: 1483	NY: 1483

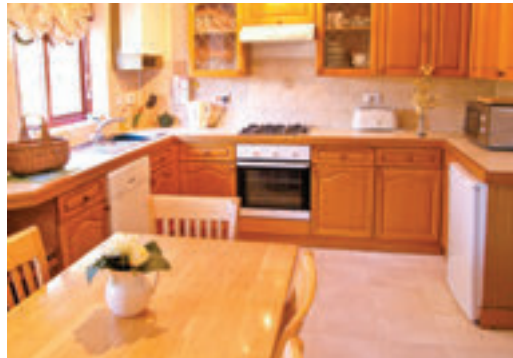


Sapphire Grove
Poole

REF: 8869
Sleeps 5/6
Saturday Arrival



A stylish three-storey townhouse set in an elevated position, in a quiet residential area on the outskirts of the coastal town of Poole in Dorset. This Poole cottage has been attractively furnished and equipped to a high standard and offers three comfortable second floor bedrooms, one with an en-suite shower room. This Poole cottage also boasts a well-equipped kitchen with dining area, a welcoming sitting room and a study/dining room. Your Poole cottage has a lovely enclosed terraced south facing rear garden, where distant views towards Poole Harbour can be enjoyed from the upper level. This Poole holiday cottage is perfectly placed for exploring, with lots to do close by to suit the whole family - from Poole, Sandbanks and Bournemouth's award winning beaches, to boat trips from the harbour and visits to quaint villages and historic houses. A wonderful Poole cottage, which offers an ideal base for a truly memorable holiday!



Accommodation Over three floors. Three second floor bedrooms: 1 x king-size double with en-suite shower, basin and WC, 1 x twin, 1 x single with additional pull out stacker bed. Second floor bathroom with bath, shower over, basin and WC. First floor fitted kitchen with dining area. First floor sitting room with patio doors to garden. First floor study/dining room off sitting room. Ground floor basin and WC. Ground floor utility room.

Amenities Full gas central heating. Electric oven and gas hob, microwave, fridge, dishwasher, freezer and washer/dryer in utility room, widescreen TV with Freeview, DVD, telephone (incoming calls only), WiFi, selection of books, DVDs and games. All fuel and power inc. in rent. Bed linen inc. in rent. Travel cot, highchair and stairgate available. Garage for one small sized car. Off road parking on a first come, first served basis for 3 cars. Enclosed rear terraced garden with patio, decked seating area, furniture and BBQ. Sorry, no pets and no smoking. Shops, pub, restaurants and Parkstone Station 10 mins walk. Note: The terraced garden is raised up above the patio accessed by steps.



View more images and check live availability online at www.SykesCottages.co.uk

WSB: N/A	A: 332	B: 394	C: 455
D: 516	E: 550	F: 619	G: 715
H: 763	I: 817	X: 763	NY: 763



The Old Bull Stall
Penselwood near Wincanton

REF: 1763
Sleeps 4/5
Saturday Arrival



A quaint, period cottage, converted from a former barn, situated on the owner's working farm in the peaceful hamlet of Penselwood, 2 miles from Bourton and 5 miles from Gillingham. Set amidst glorious countryside on the borders of Dorset, Somerset and Wiltshire, this traditional cottage provides a comfortable, well furnished base from which to explore the delights of this lovely area. The property offers cosy living accommodation, two charming bedrooms and shared use of the owner's lawn garden. Enjoy a fresh egg for breakfast from the free range hens on the farm, which is also home to sheep, shire horses, cattle, ducks and geese. There is good walking in the area and there are plenty of places to visit nearby such as Stourhead, Longleat, Yeovilton Air Museum, the Cheddar Gorge, Shaftesbury, Stonehenge, Wells, Salisbury and the Dorset coast, all within easy driving distance. For days out close to home, purchase a day ticket for trout fishing, only 4 miles from the property, while children can enjoy a play area close by. This is a great base for a relaxing break in lovely, rural surroundings.



Accommodation Two bedrooms: 1 x first floor double, 1 x ground floor twin with additional fold out bed. Ground floor bathroom with bath with shower over, basin and WC. Small kitchen. Sitting room with dining area.



Amenities Heating from electric wall panel heaters throughout with additional heating from gas wood burner in sitting room and heated towel rail in bathroom. Electric cooker, microwave, fridge, freezer, shared use of owner's washing machine by arrangement, colour TV, DVD, radio, WiFi. All fuel and power inc. in rent. Bed linen inc. in rent. Off road parking for 2 cars. Shared use of owner's lawn garden with garden furniture. One well behaved dog welcome at a charge of £20 per week. Sorry, no smoking. Shop and pub 2 miles. Note: Young children should be supervised at all times due to proximity of farm equipment/animals. Note: Dogs must be kept on a lead whilst on premises of property.



WSB OSB LMB

WSB: 167	A: 247	B: 268	C: 269
D: 280	E: 295	F: 327	G: 366
H: 386	I: 412	X: 386	NY: 386





Woodland Cottage
Walkford near Highcliffe on Sea and New Forest

REF: 4353
Sleeps 5/6
Friday Arrival



Found in the residential area of Walkford on the edge of the friendly seaside town of Highcliffe on Sea, and a short drive from the New Forest National Park, this charming semi-detached New Forest cottage is furnished and appointed to an extremely high standard. Just as suited to families as groups of friends, this luxurious New Forest cottage boasts very comfortable, bright and airy accommodation, including a very well-equipped kitchen, three attractive bedrooms, a spacious sitting room and a sunny conservatory overlooking the lovely enclosed gardens. Family friendly, everything is provided to make this New Forest cottage an ideal base from which to explore the nearby coast and New Forest. You're spoilt for choice with so much on offer close by, from the Blue Flag beaches of Bourne-mouth and picturesque Christchurch Harbour to the National Motor Museum at Beaulieu or award winning Exbury Gardens, as well as the stunning New Forest with its ponies and quaint villages with tea rooms, all waiting to be discovered! A quality New Forest cottage for a memorable break.



Accommodation Three bedrooms: 1 x King-size double with colour TV, 1 x twin, 1 x single with additional pull out stacker bed. Bathroom with bath, shower cubicle, basin & WC. Ground floor basin & WC. Fitted kitchen leading to dining room with patio doors to garden. Sitting room. Conservatory.

Amenities Full gas central heating, range cooker with five burner gas hob

& double electric oven, microwave, fridge/freezer, washer/dryer, dishwasher, 2 x colour TVs with Freeview, video, DVD, CD/radio, books/games/DVDs. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot, highchair, baby bath, sterilizer, pram, pushchair. Complimentary welcome pack including bottle of wine and box of chocolates. Off road parking for 3 cars. South facing enclosed lawned garden with 2 patios & garden furniture. Sorry, no pets & no smoking. Shop 5 mins walk. Pub opposite.



"A lovely, long, enclosed garden - perfect for children."

WSB	OSB	LMB	XSB
309	333	395	455
D: 516	E: 550	F: 619	G: 715
H: 763	I: 818	X: 763	NY: 763



Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

Open fire

One pet welcome (check for extra pets)

No pets

No smoking



Little Shortwood
Batcombe near Bruton

REF: 4218
Sleeps 4
Friday Arrival



A charming, detached single-storey, hamstone conversion, in the delightful little rural Somerset village of Batcombe. Furnished and equipped to a very good standard, this Batcombe holiday cottage boasts a lovely decked terrace, a great place to relax overlooking the pretty wooded river valley, while inside is a warming woodburning stove for those cooler evenings. Surrounded by great country walks, and with the village pub close by, this Batcombe holiday cottage makes a superb base for touring this lovely area. A short drive takes you to Longleat House, as well as the stunning gardens at Stourhead, take a trip to mystical Glastonbury, historic Wells Cathedral, or treat yourself at Clarks Village shopping centre, all easily accessible. This Batcombe holiday cottage makes a superb base for families or couples, at any time of the year.



Accommodation All ground floor with a few internal steps. Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin and WC. Fitted galley kitchen off sitting room with dining area and woodburning stove.

Amenities Full oil fired central heating, additional heating from woodburning stove in sitting room. Electric oven, gas hob, fridge/freezer, washing machine, dishwasher, colour TV with Freeview, DVD, WiFi, books/games. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for one car. Large decked balcony with furniture. Shared use of owner's lower garden. Sorry, no pets and no smoking. Shop 5 miles. Pub 7 mins walk. Note: The decked balcony is high up above the garden, and a stream runs through the owner's garden, therefore young children should be supervised. Note: This cottage sleeps a max of 4 people including infants.



WSB	OSB	LMB
285	320	350
D: 385	E: 405	F: 440
H: 515	I: 540	X: 515
NY: 515		



The Chalet
Avon Heath Country Park near Ringwood

REF: 6108
Sleeps 6
Saturday Arrival



Nesting amongst the aromatic pine trees within Avon Heath Country Park, close to the New Forest, is this delightful detached former ranger's cottage. Furnished and equipped to a very high standard, including a woodburner in the cosy sitting room, this Ringwood cottage benefits from a large enclosed garden, with forest views from the bedrooms, a great viewing platform for deer watching! This Ringwood cottage has direct access to large areas of heathland and swathes of purple heather, an attractive well-managed habitat for many rare species of animal and plant life, which are criss-crossed by over 2 miles of designated walking and cycle trails. Visitors to this Ringwood cottage are welcome to participate in the calendar of organised events and use the numerous park facilities, including a children's play area and visitor centre with cafe. Should you tire of all on offer within the park, the nearby excellent road links take you to all the attractions of Dorset, the beautiful New Forest, and the beaches of Bourne-mouth and Poole. A comfortable Ringwood cottage in a great location.



Accommodation Three bedrooms: 1 x ground floor twin, 1 x king-size double, 1 x twin. Ground floor bathroom with bath, shower attachment off taps, basin and WC. Fitted kitchen. Sitting room with dining area and woodburner.

Amenities Full oil fired central heating, additional heating from woodburner in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, colour TV with Freeview, DVD player, books and games. Fuel, power and fuel for woodburner inc. in rent. Bed linen inc. in rent. Off road parking for 3 cars. Enclosed lawned garden with furniture. Two well behaved dogs welcome (ground floor only). Sorry, no smoking. Shop and pub 1 mile. Note: Cottage is accessed via a half-mile gravelled track. Note: A338 is about 300 yards through the trees.

machine, colour TV with Freeview, DVD player, books and games. Fuel, power and fuel for woodburner inc. in rent. Bed linen inc. in rent. Off road parking for 3 cars. Enclosed lawned garden with furniture. Two well behaved dogs welcome (ground floor only). Sorry, no smoking. Shop and pub 1 mile. Note: Cottage is accessed via a half-mile gravelled track. Note: A338 is about 300 yards through the trees.



"Ideal location for a family with dogs."

WSB	OSB	LMB	C:
271	324	385	444
D: 502	E: 535	F: 604	G: 696
H: 743	I: 796	X: 743	NY: 743



Mr Pateman, Kent

Open fire

One pet welcome (check for extra pets)

No pets

No smoking

THE COURTYARD COTTAGES
Alderholt near Fordingbridge



1 The Courtyard
Alderholt near Fordingbridge

REF: 2554
Sleeps 4
Friday Arrival



A cosy, single-storey detached barn conversion, across a courtyard from the owner's farm house amidst glorious Dorset countryside, in the scattered community of Alderholt, close to the edge of the New Forest National Park. Comfortably furnished throughout, the property is well-equipped with the advantage of en-suite facilities, and is located close to a variety of footpaths and bridleways offering lovely walks. The property is a superb base for visiting the cathedral city of Salisbury, the super seaside resort of Bournemouth and the stunning New Forest, home to wild ponies and dotted with quaint villages. Note: This cottage is next to Ref 2554, together they accommodate 6 people

Accommodation All ground floor. Two bedrooms: 1 x double (accessed via one step down) with en-suite shower, basin and WC, 1 x twin. Bathroom with bath with shower over, basin and WC. Small fitted galley kitchen. Hallway with small dining area. Sitting room.

Amenities Electric heating throughout. Electric oven and hob, microwave, fridge, dishwasher, colour TV with Freeview. Heating charged via coin meter at property. All other power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Enclosed, small yard with furniture. Use of owner's tennis court by prior arrangement. One well behaved dog welcome at £10 per week. Sorry, no smoking. Shop 15 mins walk, pub 15 mins walk.

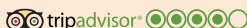


"The cottage was everything we could have asked for."

Mr Smith, Staffordshire

WSB OSB LMB

WSB: 202	A: 235	B: 260	C: 291
D: 322	E: 342	F: 385	G: 421
H: 441	I: 469	X: 441	NY: 441



2 The Courtyard
Alderholt near Fordingbridge

REF: 14086
Sleeps 2
Friday Arrival



A cosy, single-storey, semi-detached barn conversion, one of two set within the courtyard of the owner's farmhouse in the scattered Dorset community of Alderholt, close to the borders of Wiltshire and Hampshire. Comfortably furnished throughout, this Alderholt cottage makes a super holiday base for couples wishing to explore this lovely area. The open plan living area of this Alderholt cottage, together with the wet room and facility to park directly outside, offers ideal holiday accommodation for the less able. Outside this Alderholt holiday cottage is a small sitting area with the Dorset countryside right on the doorstep, and close by are a variety of footpaths and bridleways offering gentle walks. This Alderholt holiday cottage provides a superb base for visiting the magnificent cathedral city of Salisbury, and the lovely seaside resort of Bournemouth. Three miles from Fordingbridge, this Alderholt cottage is also close to the edge of the stunning New Forest National Park, home to wild ponies and dotted with quaint villages. A delightful Alderholt cottage, offering a comfortable holiday base for an enjoyable and relaxing holiday. Note: This cottage is next to Ref 2554, together they accommodate 6 people.

Accommodation All ground floor. One twin bedroom with basin. Wet room with shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with electric flame-effect fire.

Amenities Free-standing electric oil filled radiators throughout, electric fire in sitting area. Electric oven, halogen hob, microwave, fridge, TV with Freeview, DVD. First £5 of electricity inc. in rent, rest by £1 coin meter. Bed linen and towels inc. in rent. Off road parking for 1 car. Use of owner's tennis court by prior arrangement. Small outside sitting area beside property. Sorry, no pets and no smoking. Shop and pub 15 mins walk.



View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB

WSB: 200	A: 233	B: 259	C: 289
D: 318	E: 341	F: 371	G: 408
H: 426	I: 456	X: 426	NY: 426



Mole Hill Cottage
Alderholt near Fordingbridge

REF: 6969
Sleeps 2
Saturday Arrival



Alderholt 1 mile. A delightful semi-detached barn conversion, one of two, within the grounds of the owner's house, midway between the villages of Sandehead and Alderholt, on the borders of Dorset and Hampshire and only a short drive from the New Forest National Park. This Alderholt cottage has been well equipped and furnished to a good standard, with a light and airy open plan living area. This Alderholt cottage certainly offers visitors a super holiday base from which to explore this lovely area. Within walking distance of this Alderholt cottage is a working water mill and tea rooms, whilst the surrounding Area of Outstanding Natural Beauty offers many enjoyable walks. Four miles away from your Alderholt cottage lies the New Forest National Park, where wild ponies roam, dotted with quaint villages with rustic pubs and yummy cream teas, while the more energetic can hire a bike and explore the forest trails. The attractions of Bournemouth and historic Salisbury are also easily accessible. This Alderholt cottage provides an attractive base for a relaxing yet interesting break.



Accommodation 1 x double eaves bedroom with en-suite bath, shower attachment off taps, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Heating from wall mounted electric convactor heaters. Electric oven, electric halogen hob, microwave, fridge, washing machine, colour TV, Freeview, CD/DVD player, CDs/books/games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Private patio with garden furniture. Shared lawned garden. Sorry, no pets and no smoking. Shop 9 mins walk, pub 1 mile.



WSB OSB LMB

WSB: 214	A: 244	B: 279	C: 304
D: 328	E: 344	F: 374	G: 411
H: 431	I: 461	X: 431	NY: 431

CHARM VALLEY COTTAGES
Charminster near Dorchester



The Coach House
Charminster near Dorchester

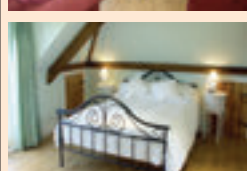
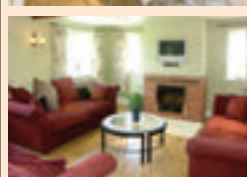
REF: 1440
Sleeps 4
Saturday Arrival



A detached barn conversion, one of three in a charming courtyard setting, with views over countryside and an adjoining golf course, set on the edge of the village of Charminster, 1.5 miles from Dorchester. Sympathetically renovated to retain many original beams, the property has been decorated and furnished to a very high standard, and includes en-suite facilities, a pretty enclosed garden and a balcony off the master bedroom. Take advantage of the golf course next door, which hires out clubs and buggies, follow the rural footpaths, discover the stunning Heritage Coast or explore Hardy's Wessex - a wonderful base! This property is opposite Ref. 1699 Shire Cottage and together they can accommodate up to 10 people.

Accommodation Two bedrooms: 1 x double with beams, door to balcony and en-suite with bath, basin and WC, 1 x twin with TV with video and DVD, beams and en-suite with bath, basin and WC. Additional ground floor basin & WC. Superb fitted kitchen with central breakfast bar. Utility room. Sitting room with dining area off and electric fire.

Amenities Full oil central heating throughout with additional heating from electric fire in sitting room. Electric range oven and hob, microwave, fridge, freezer, dishwasher, 2 x TVs with video and DVD, radio/CD player. Washing machine and tumble dryer in utility room. All fuel and power inc. in rent. Bed linen inc. in rent. Travel cot & highchair available on request. Ample off road parking. Enclosed lawned garden and patio, with garden furniture. Sorry, no pets and no smoking. Shop 8 mins walk, pub 1 mile.



WSB OSB LMB

WSB: 313	A: 336	B: 393	C: 440
D: 486	E: 517	F: 581	G: 680
H: 732	I: 784	X: 732	NY: 732



Shire Cottage
Charminster near Dorchester

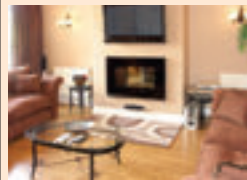
REF: 1699
Sleeps 6
Saturday Arrival



A superb, semi-detached barn conversion on the edge of the delightful village of Charminster, 1.5 miles from historic Dorchester. Decorated and furnished to a very high standard with original beams and all three bedrooms boasting en-suite facilities, this charming accommodation makes an ideal base from which to explore stunning Dorset and Hardy's Wessex. Free range hens and sheep graze in the surrounding 22 acres of grounds and free range eggs are readily available to purchase on site. There are lovely rural footpaths to discover locally and the adjacent golf course is a must for any enthusiasts. With the market town of Dorchester and the stunning Heritage Coastline within easy driving distance, this is a great holiday destination to savour at any time of year. Note: This property is opposite Ref. 1440 The Coach House and together the properties can accommodate up to 10 people.

Accommodation Three bedrooms: 1 x ground floor double with en-suite (shower, basin and WC), 1 x double with en-suite (double bath, basin and WC), 1 x twin with en-suite (shower, basin and WC). Ground floor basin and WC. Well equipped fitted kitchen with dining area. Sitting room with access to garden via patio doors.

Amenities Full oil central heating. Electric cooker, microwave, fridge/freezer, washing machine, dishwasher, 42" plasma screen colour TV with full cinema surround sound and FreeSat, DVD player, CD player/cassette/radio etc. All fuel and power inc. in rent. Bed linen and towels (not tea towels) inc. in rent. Travel cot, highchair and baby bath available. Off road parking for 3 cars. Patio area with garden furniture, leading via steps to lawned area and garden shed (must bring own padlock). Sorry, no pets and no smoking. Shop 10 mins walk, pub 1 mile. Note: There is a raised pond to the front of the property. Young children must be supervised.



With garden furniture, leading via steps to lawned area and garden shed (must bring own padlock). Sorry, no pets and no smoking. Shop 10 mins walk, pub 1 mile. Note: There is a raised pond to the front of the property. Young children must be supervised.

WSB OSB LMB

WSB: 327	A: 373	B: 446	C: 487
D: 528	E: 581	F: 691	G: 795
H: 848	I: 909	X: 848	NY: 848





The Old Stables
Charminster near Dorchester

REF: 10562
Sleeps 6
Friday Arrival



A semi-detached, single-storey barn conversion, one of five in a charming courtyard setting, on the edge of the pretty Dorset village of Charminster, only 1.5 miles from Dorchester. Converted to an extremely high standard, this Charminster cottage offers quality holiday accommodation for both families and groups of friends. There are three good-sized bedrooms in this Charminster cottage, each with en-suite facilities, together with a stylish open plan living area with an impressive fitted kitchen. Outside this Charminster cottage is a private, enclosed decked area with patio, a great place to unwind after a day's exploring, while free-range hens roam the 22 acres surrounding your Charminster cottage, with fresh eggs readily available. There is a golf course adjacent to your Charminster holiday cottage and only a short drive away you can discover a wealth of thatched cottage villages, beloved by Thomas Hardy. Explore the sweeping bays, craggy cliffs and scenic walks of the Dorset Heritage Coast or browse the vast array of shops and treat yourself to the local foods and produce at nearby Dorchester. A delightful Dorset cottage providing a superb holiday home at any time of the year.



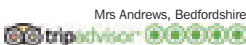
Accommodation All ground floor. Three bedrooms: 1 x king-size double with en-suite bath with hand held shower attachment, basin and WC, 1 x king-size double with en-suite shower, basin and WC, 1 x twin with en-suite shower, basin and WC. Utility with basin and WC. Open plan living area with fitted kitchen with central island and breakfast bar, dining area and sitting area with flame-effect electric fire.

Amenities Heating from wall-mounted electric convector heaters with additional heating from flame-effect electric fire in sitting room. Electric oven, ceramic hob, microwave, American-style fridge/freezer, dishwasher. Washing machine in utility. 50" wall-mounted plasma 3D TV with Freeview and surround sound system, Blu-ray DVD player, CD player/radio, WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. South-facing enclosed patio and decked area with furniture. Sorry, no pets and no smoking. Shop 10 mins walk, pub 1 mile.



"Everything was in tip top condition."

WSB OSB LMB			
WSB: 327	A: 373	B: 446	C: 487
D: 528	E: 581	F: 691	G: 795
H: 848	I: 909	X: 848	NY: 848



Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



The Hayloft
Tolpuddle

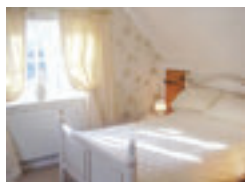
REF: 1594
Sleeps 6
Friday Arrival



A charming, semi-detached cottage, situated in a tranquil countryside setting, on the edge of the world famous village of Tolpuddle. Full of character, the cottage is well-equipped and furnished to a high standard, providing quality holiday accommodation. The property also boasts three en-suites and a cosy open fire with log burner for those cooler evenings. There are lovely views across the nearby valley of the River Piddle stables and pastures, and a gentle stroll takes you to the Tolpuddle Martyrs' museum. This is also a perfect base for exploring Thomas Hardy's Dorset, with his birthplace just a short drive away. With Athelhampton House, Lawrence of Arabia's cottage, Monkey World and the Tank Museum nearby, and the Blue Flag awarded beaches of Bournemouth also within easy reach, you really will be spoilt for choice!



Accommodation Three bedrooms: 1 x double with en-suite (bath, basin and WC), 2 x double with eaves and en-suite (shower, basin and WC). Ground floor basin and WC. Fitted kitchen with dining area and patio doors to garden. Sitting room with open fire with log burner and patio door to garden.



Amenities Full oil central heating with additional heating from log burner in sitting room. LPG gas hob, electric oven, microwave, fridge, freezer, washing machine, colour TV, DVD, CD player/radio etc. Fuel, power and starter pack of fuel for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Lawned garden to rear with two patios and garden furniture. One well behaved dog welcome (to be supervised at all times). Sorry, no smoking. Shop 3.5 miles, pub 10 mins walk. Note: There are horses stabled opposite the cottage.



WSB OSB			
WSB: 272	A: 302	B: 380	C: 441
D: 501	E: 526	F: 575	G: 675
H: 726	I: 779	X: 726	NY: 726



Lerryn Apartment
Pimperne near Blandford Forum

REF: 4381
Sleeps 2/3
Friday Arrival



A light and airy first floor apartment, above the owner's house and with independent access, on the edge of the attractive North Dorset village of Pimperne, a short drive from the lovely Georgian market town of Blandford Forum. Furnished and equipped to a good standard, this Pimperne holiday apartment boasts super views across neighbouring fields from the lovely large decked balcony, and makes an excellent base from which to explore this Area of Outstanding Natural Beauty, and only half a mile from the Jubilee Trail - ideal for walkers! Within easy reach of this Pimperne holiday apartment can be found majestic Salisbury Cathedral and Milton Abbey, as well as the stunning Jurassic Coast. A great holiday base at any time of the year.



Accommodation All first floor. One spacious double bedroom. Bathroom with bath, shower over bath, basin and WC. Fitted kitchen. Light, airy eaves sitting room with dining area, futon sofa and doors to balcony.



Amenities Full oil central heating. Electric oven, halogen hob, microwave, fridge, small freezer, washing machine, dishwasher, colour TV, Freeview, DVD, WiFi, books/DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Large decked balcony with furniture and steps down to shared lawned garden with pond. Steps down to parking area for one car. One well behaved dog welcome. Sorry, no smoking. Shop 6 mins walk. Pub 5 mins walk. Note: Property accessed by wooden steps up from garden. Note: This Pimperne holiday apartment has its own private access and is completely separate from the owner's accommodation.



WSB OSB LMB XSB			
WSB: 193	A: 240	B: 274	C: 297
D: 322	E: 336	F: 366	G: 403
H: 421	I: 451	X: 421	NY: 421



Damson Cottage
Winterborne Whitechurch near Blandford Forum

REF: 3790
Sleeps 6
Saturday Arrival



Found in a row of similar cottages, this delightful 200 year old former farm-worker's cottage is set in the little chalk stream village of Winterborne Whitechurch, only 5 miles from Blandford Forum, 12 miles from the bustling market town of Dorchester. This Winterborne Whitechurch holiday cottage makes a welcoming, well-equipped and tastefully furnished holiday base, with three good sized bedrooms, one with an en-suite, an airy sitting room and fitted kitchen, as well as an attractive enclosed garden. The surrounding lush countryside offers superb walks, with amazing views from nearby Bulbarrow Hill, one of the highest points in Dorset. A visit to the picturesque village of Milton Abbas, 3 miles away, is not to be missed, whilst the splendid Jurassic Coast makes an enjoyable day out. A perfect Winterborne Whitechurch holiday cottage from which to explore this wonderful area.



Accommodation Three bedrooms: 1 x 5' double with en-suite shower, basin, 2 x twin. Ground floor bathroom with bath, shower attachment off taps, basin and WC. First floor basin and WC. Spacious fitted kitchen with dining area. Utility room. Light, airy sitting room with gas fire. Glazed garden room/porch area.



Amenities Gas central heating on first floor, storage heaters on ground floor, gas fire in sitting room. Electric range cooker with 4 ring hob, griddle, warmer and 2 ovens, microwave, fridge, washing machine, dishwasher, LCD colour TV with FreeSat, DVD, CD/radio. Library of books/ DVDs/games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot, highchair and stargate on request. Off road parking for 3 cars. Enclosed lawned garden with patio and furniture. Covered pond. Two well behaved dogs welcome at £10 per dog per week. Sorry, no smoking. Shop 3 miles, pub 5 mins walk.



WSB OSB LMB			
WSB: 244	A: 294	B: 330	C: 403
D: 474	E: 499	F: 550	G: 653
H: 705	I: 755	X: 705	NY: 705





Shepherd's Hut
Winterborne Whitechurch near Blandford Forum

REF: 5188
 Sleeps 6
 Friday Arrival



Winterborne Whitechurch 1 mile. Set in an idyllic, rural location, on a working dairy farm within an Area of Outstanding Natural Beauty, is this superb Winterborne Whitechurch holiday cottage, which has been skilfully converted to an exceptionally high standard from a brick and flint period barn. Just over a mile from the Dorset village of Winterborne Whitechurch, is this charming Winterborne Whitechurch holiday cottage, which makes the most of the lovely country views by featuring an upside down layout. The first floor open plan living area has beamed and vaulted ceilings, and is flooded with light from the dramatic eaves window. Boasting a cosy woodburning stove as well as en-suite facilities, this Winterborne Whitechurch holiday cottage really does provide a luxurious holiday base from which to seek out all that this lovely area has to offer, from the nearby Georgian market town of Blandford Forum to the stunning Jurassic Coast. A perfect Winterborne Whitechurch holiday cottage in a peaceful rural location.



Accommodation Three ground floor bedrooms: 1 x king-size double with en-suite shower, basin and WC, 2 x twin. Ground floor bathroom with bath, separate shower, basin and WC. First floor open plan living area with fitted kitchen, dining area and sitting area with vaulted, beamed ceilings and a woodburning stove.

Amenities Heating from electric wall heaters, additional heating from woodburning stove in sitting area. Electric hob, electric oven, microwave, fridge, freezer, washing machine, dishwasher, plasma TV with Freeview, DVD, library of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Additional fuel for woodburning stove available to purchase from the owner. Bed linen and towels inc. in rent. Travel cot and highchair available on request. Off road parking for 4 cars. Lawned garden and patio to rear with furniture. Two well behaved dogs welcome at a charge of £10 per dog per week. Sorry, no smoking. Shop 2 miles, pub 1.3 miles. Note: This is a working farm - dogs to be kept on leads at all times.



"Great place to relax and watch the world go by."

WSB

WSB: 281	A: 341	B: 382	C: 467
D: 551	E: 581	F: 641	G: 762
H: 824	I: 881	X: 824	NY: 824



Mrs Carroll, Greater Manchester



Magnolia Cottage
Sturminster Newton near Blandford Forum

REF: 1393
 Sleeps 2/4
 Saturday Arrival



Sturminster Newton 3 miles. An attractive detached 19th century stone barn conversion situated in a tranquil, rural setting in the hamlet of Fifehead St. Quintin, just 3 miles from Sturminster Newton. Magnolia Cottage is well-equipped and full of character and charm, providing a peaceful and relaxing holiday base. The pretty twin bedroom nestles in the eaves and boasts original beams, whilst wonderful country walks are available from the doorstep. Nearby Bulbarrow, the highest point in Dorset, from where there are sensational views across the Blackmore Vale is well worth a visit. A short drive takes you to the historic towns of Sherborne, Shaftesbury and Blandford Forum, as well as Stourhead House and Gardens, whilst the stunning Dorset Heritage Coast is within easy reach. There really is something to please everyone here.



Accommodation One spacious twin bedroom, set into the eaves with sloping beamed ceiling and small settee. Ground floor shower room with shower cubicle, basin and WC. Small kitchen with stairs to first floor. Spacious sitting/dining room with double bed settee and French windows to patio.



Amenities Oil central heating throughout with additional heating from electric heater in bedroom. Electric cooker, microwave, fridge, dishwasher, colour TV with Freeview, DVD, wireless Broadband internet connection, CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for two cars. Two patio areas with garden furniture and BBQ. Sorry, no pets and no smoking. Shop and pub 1.5 miles.



"It is in a rural setting and is very peaceful and quiet."

Mr Guild, USA



WSB: N/A	A: 243	B: 273	C: 307
D: 341	E: 360	F: 398	G: 442
H: 463	I: 496	X: 463	NY: 463



The Stables
Fifehead Neville near Sturminster Newton

REF: 1854
 Sleeps 4/5
 Saturday Arrival



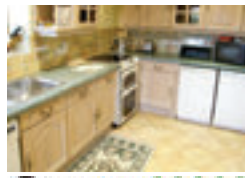
Sturminster Newton 3 miles. A delightful barn conversion amidst the owners' 130 acres of wooded farmland, in the rural hamlet of Fifehead Neville, 3 miles from Sturminster Newton. Beautifully converted to an exceptionally high standard, this charming property boasts exposed beams throughout and provides wonderful views across the Blackmore Vale. With two character bedrooms, a well-equipped kitchen and a traditionally styled sitting room providing access to the pretty garden via French windows, this lovely accommodation offers a great place to relax and unwind. There are numerous footpaths and bridleways providing excellent walking opportunities and nearby Stourhead House and Gardens is well worth a visit. The ancient town of Sherborne is just 11 miles away, whilst the market town of Dorchester, with its Roman roads and array of shops, pubs and restaurants is within a 20 minute drive. The spectacular Dorset Heritage Coast is within easy driving distance, making this a holiday destination to savour, any time of year.



Accommodation Two bedrooms: 1 x double, 1 x twin. Bathroom with bath, shower over, basin & WC. Ground floor shower room with WC & basin. Kitchen with dining area. Sitting room with sofa bed (sleeps one).



Amenities Full oil central heating. Electric cooker, microwave, fridge, freezer, washing machine, dishwasher, colour TV, video, DVD, radio. Books/videos. All fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot on request. Off road parking for two cars. Enclosed garden & patio with furniture & swings for children aged 3-10 years. One well behaved dog welcome at £10 per week. Sorry, no smoking. Shop 2 miles, pub 1.5 miles.



"Secure garden and dog friendly."

Ms Palmer, Kent

WSB OSB LMB

WSB: 250	A: 291	B: 366	C: 407
D: 448	E: 472	F: 523	G: 605
H: 646	I: 692	X: 696	NY: 696



Linden Lea
Child Okeford near Blandford Forum

REF: 7195
 Sleeps 6
 Friday Arrival



This detached cottage dating back to 1750 has been created from two former farm worker cottages and is situated in the North Dorset village of Child Okeford, 6 miles from Blandford Forum. This Child Okeford cottage offers simple, comfortable accommodation and has a light and airy sitting room, a cosy dining room with open fire and a study. At this Child Okeford cottage there are three good-sized bedrooms, with one of the double bedrooms accessed via its own staircase. A large garden lies to the side and rear of this Child Okeford cottage, where you can relax after your day exploring this beautiful area, or why not take a short stroll to the village pub, which serves real ale and good food? This Child Okeford cottage is set in an Area of Outstanding Natural Beauty and provides superb walks, including a ramble up to nearby Hambleton Hill, which rewards you with wonderful rural views, whilst a visit to the ancient hilltop town of Shaftesbury will not disappoint. A short drive takes you to the National Trust's Stourhead House and stunning gardens, plus Dorset's breathtaking Jurassic Coast is within easy reach. This Child Okeford cottage provides you with an ideal base from which to discover all that this fascinating rural area has to offer.



Accommodation Three bedrooms: 2 x double (one with basin), 1 x twin. Bathroom with bath, separate shower, basin and WC. Basin and WC. Ground floor basin and WC. Fitted kitchen. Dining room with open fire. Sitting room with electric fire. Study.



Amenities Electric storage heaters and electric and oil convector heaters with open fire in dining room and electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, washing machine, tumble dryer, TV with Freeview, CD, radio, selection of books, games and CDs, WiFi, telephone (incoming calls only). Fuel, power and starter pack for open fire inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Rear and side lawned garden with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 3 mins walk. Note: There are steep stairs at this property, which may be unsuitable for the elderly/infirm.

WSB: N/A

A: 273	B: 323	C: 371
D: 420	E: 447	F: 503
G: 578	H: 617	I: 660
X: 617	NY: 617	



Orchard House Cottage
Shillingstone near
Sturminster Newton

REF: 12593 
Sleeps 2 
Saturday Arrival



This well presented detached studio barn conversion is tucked away in the grounds of the owner's period cottage, with geese and chickens as your neighbours, in a rural location on the edge of the North Dorset village of Shillingstone. This cosy single-storey Shillingstone cottage is comfortably furnished and well-equipped, including a warming woodburning stove, making this an ideal romantic retreat. This Shillingstone cottage offers open plan studio-style living, dining and sleeping areas creating a light and airy interior, with a separate kitchen and shower room. Outside, the private patio area of your Shillingstone holiday cottage provides a great place to unwind after your day's exploring. From this romantic Shillingstone cottage you can gently stroll the well marked village footpaths, then sample real ales at the local pub or take a trip to the fascinating towns of Shaftesbury and Sherborne, both offering a wealth of quaint shops, and plenty of places to eat out. Alternatively, a visit to Dorset's scenic Jurassic Coast, an easy drive from your Shillingstone holiday cottage, is not to be missed. A super, cosy, romantic Shillingstone cottage offering a year-round holiday base.



Accommodation All ground floor. Open plan studio accommodation with double bed, sitting area and dining area with woodburning stove and French doors to patio. Shower room with shower, basin and WC. Fitted kitchen area.

Amenities Heating from electric wall convactor heater, additional heating from woodburning stove in sitting area, heated towel rail in shower room. Electric oven, halogen hob, microwave, fridge/freezer, washing machine, TV with Freeview, DVD, CD/radio, selection of books. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Off road parking for 1 car. Front patio with furniture. One well behaved dog welcome, to be kept on a lead due to livestock. Sorry, no smoking. Shop and pub 5 mins walk. Note: The owner has 2 dogs and there are geese, chickens, pigs and horses close by.

"Highly recommended for stargazing!"

Mrs Cadavieco, Lincolnshire



WSB OSB LMB			
WSB: 202	A: 254	B: 296	C: 318
D: 338	E: 350	F: 375	G: 402
H: 412	I: 429	X: 412	NY: 412



The Old Tack Room
Ibberton near Sturminster Newton

REF: 2980 
Sleeps 4 
Friday Arrival

A charming, single-storey former tack room, adjoining the owners' house, in the grounds of their small working farm and stables in the tranquil village of Ibberton, in an Area of Outstanding Natural Beauty in North Dorset's picturesque Blackmore Vale. This charming cottage is well-equipped and furnished to a very good standard, with lovely views to the rear towards Bulbarrow Hill, one of Dorset's highest points. The area surrounding the cottage has many scenic country walks, with the Ridgeway Trail passing close by, while a short stroll takes you to the local pub serving good food and real ales. Within an easy drive are ancient Sherborne with its abbey and castles, the attractive market towns of Sturminster Newton and Blandford Forum, Stourhead House and Gardens, Milton Abbas and the stunning Dorset Jurassic Coast. A superb Ibberton cottage for a relaxing break.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with extra large shower (off sitting area). Cloakroom with basin and WC (off hallway). Open plan living area with kitchen, dining area and sitting area with patio doors to private garden.

Amenities Full oil central heating. Electric hob and oven, washing machine (in cloakroom), colour TV with Freeview, DVD, radio. Library of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Enclosed lawned garden with patio, garden furniture and BBQ. Drying cupboard. 2 well behaved dogs welcome at £15 per dog per week. Paddocks and stables available for visitors' horses at £10 per horse per day by prior arrangement with owner. Sorry, no smoking. Shop 3 miles, pub 5 mins walk.



"The surrounding countryside was beautiful."



Mr Wilding, Devon



WSB OSB LMB			
WSB: 218	A: 244	B: 278	C: 328
D: 378	E: 403	F: 451	G: 494
H: 516	I: 553	X: 516	NY: 516



Ryecross Farm Cottage
Shaftesbury

REF: 1113 
Sleeps 4 
Saturday Arrival

A charming detached, stone-built cottage nesting in the grounds of the owner's small farm, just half a mile from the pretty town of Shaftesbury, and surrounded by fields, chickens and guinea fowl. Recently converted to a high standard, this cosy property offers well-decorated and furnished ground floor accommodation, including a sunny sitting room with dining area offering unsurpassed views down Blackmoor Vale toward Poole and the coast. Perfectly placed for touring the splendid Dorset countryside and coast there are also several famous visitor attractions within easy reach. Private carp fishing just 100 yards away by arrangement. The perfect get-away-from-it-all retreat.



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin. Shower room with shower, WC and wash basin. Fully fitted kitchen. Living room with dining area and patio windows with lovely views over Blackmoor Vale.

Amenities Full oil-fired central heating. Electric cooker, microwave, fridge, colour TV, radio, stereo/CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Shared use of garden with private and secluded seating area with garden furniture and lovely views. Private fishing by arrangement. Ample off road parking. Sorry, no pets and no smoking. Shops and pubs 0.5 miles. Note: Fishing is on a 0.5 acre lake and the carp are quite large. Fishing is charged at £12 per day, and guests must supply their own rods and tackle etc.



"A good view and extremely quiet."



Mr Howe, Essex



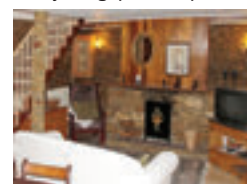
WSB OSB			
WSB: 228	A: 267	B: 303	C: 344
D: 384	E: 416	F: 483	G: 520
H: 537	I: 575	X: 537	NY: 537



Majestic
Sherborne Causeway
near Shaftesbury

REF: 12541 
Sleeps 5/6 
Saturday Arrival

Shaftesbury 2 miles. A charming, self-contained wing of the owners' 1808 stone cottage, situated within North Dorset's Blackmore Vale, only 2 miles from Shaftesbury. Comfortably furnished, this Shaftesbury holiday cottage offers an ideal base for both a family group or couples wishing to explore this lovely area. The well-equipped kitchen of this Shaftesbury cottage leads into a snug living and dining room, with exposed stone walls, and a staircase ascending to the two bedrooms and family bathroom. Outside, there's an attractive, small enclosed garden, whilst at the rear, visitors to this Shaftesbury cottage are welcome to use the child and pet-safe lawned garden and seating area, perfect for outdoor dining. You can also say hello to the owners' miniature ponies and donkeys, who love to be petted! Locally to this Shaftesbury cottage, explore historic Shaftesbury with its array of fascinating shops, pubs and restaurants, as well as famous Gold Hill of Hovis advert fame, take the short drive to the picturesque Blackmore Vale, seek out Stourhead House and Gardens, or quaint Sherborne with its abbey and ancient castles. This Shaftesbury holiday cottage provides a perfect base from which to explore this lovely area.



Accommodation Two bedrooms: 1 x double, 1 x triple bunks (double below, single above). Bathroom with bath, shower over, basin and WC. Fitted kitchen. Sitting room with dining area and sofa bed.

Amenities Oil central heating. Electric oven and hob, microwave, fridge, TV with Freeview, DVD, CD/radio, selection of books, DVDs and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Fitted staircase. Lockable off road parking for 2 cars. Enclosed front patio garden with furniture. Shared rear lawned garden and patio with furniture and BBQ. Three well behaved dogs welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile. Note: Dogs to be kept on a lead whilst on premises due to ponies and donkeys. The owner has 4 dogs. Note: There is a pond with a low fence in the shared garden. Note: The A30 is adjacent to one side of the cottage. Note: Open tread stairs to first floor.



"Little donkeys and little ponies - that's cute."


Mr Neefjes, Netherlands

WSB N/A			
WSB: N/A	A: 281	B: 331	C: 370
D: 409	E: 432	F: 481	G: 537
H: 566	I: 606	X: 566	NY: 566

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating


We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

 Open fire

 One pet welcome (check for extra pets)

 No pets

 No smoking

Fontmell Magna near Shaftesbury

Two delightful single-storey barn conversions, in a peaceful rural setting within the lovely 10 acre grounds of the owner's Grade II listed mill, on the edge of the attractive North Dorset village of Fontmell Magna, only 4 miles from the ancient hilltop town of Shaftesbury. These charming Shaftesbury cottages have been converted to a very high standard, and both boast cosy woodburning stoves, as well as en-suite facilities. The surrounding countryside, an Area of Outstanding Natural Beauty, abounds in lovely walks, and there are plenty of places to visit within a short drive of these Shaftesbury cottages. As well as Shaftesbury, best known for 'Gold Hill' featured in the Hovis advert, there are Sherborne Abbey and Castle, Stourhead House and Gardens, and the Georgian market town of Blandford Forum. Also easily accessible from these Shaftesbury cottages are Stonehenge, Longleat Safari Park and the stunning Dorset Heritage Coast. In fact there's as much, or as little to do as you please - the choice is yours!



Flour Mill Cottage
Fontmell Magna near Shaftesbury

REF: 5685
Sleeps 4
Saturday Arrival



A delightful single-storey barn conversion, one of two Shaftesbury cottages on site, skilfully converted to provide a comfortable open plan holiday home, benefiting from a woodburning stove and en-suite facilities. There is a pretty, private garden as well as shared use of the most attractive well kept lawns and summerhouse - a lovely place to relax and unwind. This Shaftesbury cottage makes a great touring base at any time of the year. Note: This Shaftesbury cottage can be booked with Ref 6917 to accommodate 9.



Accommodation All ground floor. Two bedrooms: 1 x double with en-suite shower, basin and WC, 1 x twin. Bathroom with bath, basin and WC. Open plan living area with fitted kitchen, dining area (accessed via two steps down) and sitting area with woodburning stove.

Amenities Full oil fired central heating, additional heating from woodburning stove in sitting area. Electric oven, ceramic hob, microwave, fridge, small chest freezer, washing machine, dishwasher, plasma screen colour TV, DVD, video, CD/radio, payphone, WiFi, DVDs/videos/games. All fuel and power including logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private lawned garden with patio and garden furniture. Shared



lawned area with summerhouse. Two well behaved dogs welcome (to be kept on a lead whilst on premises). Sorry, no smoking. Shop and pub 7 mins walk.

"The cottage felt just like home and we did not want to leave."

Mrs Stokes, Hertfordshire



WSB OSB LMB XSB

WSB: 249	A: 281	B: 332	C: 371
D: 409	E: 434	F: 481	G: 537
H: 568	I: 607	X: 568	NY: 568

Grist Mill Cottage
Fontmell Magna near Shaftesbury

REF: 6917
Sleeps 5
Saturday Arrival



A superb semi-detached single-storey barn conversion. One of two Shaftesbury cottages on site, providing exceptional, light and airy holiday accommodation with a woodburning stove and an en-suite. The lovely shared gardens and summerhouse are a delight, perfect for relaxing after a day out exploring this super area. Note: This Shaftesbury cottage can be booked with Ref 5685 to accommodate 9.



Accommodation All ground floor. Three bedrooms: 1 x double, 1 x twin with en-suite shower, basin and WC, 1 x single (accessed via one step down). Bathroom with bath, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with woodburning stove.

Amenities Full oil fired central heating, additional heating from woodburning stove in sitting area. Electric oven, ceramic hob, microwave, fridge, small chest freezer, washing machine, dishwasher, plasma screen colour TV, DVD, video, CD/radio, payphone, WiFi, DVDs/videos/games. All fuel and power including logs inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Private lawned garden with patio and garden furniture. Shared lawned area with summerhouse. Two well behaved dogs welcome (to be kept on a lead whilst on premises). Sorry, no smoking. Shop and pub 7 mins walk.



WSB OSB LMB XSB

WSB: 261	A: 302	B: 358	C: 411
D: 467	E: 496	F: 558	G: 643
H: 687	I: 737	X: 687	NY: 687



Peacemere
Gillingham

REF: 5270
Sleeps 5/6
Friday Arrival



Gillingham 0.8 miles. Quietly situated adjoining farmland on the edge of the small North Dorset town of Gillingham, is this attractive detached cottage. Furnished and equipped to a high standard, this cosy Gillingham cottage boasts light and airy accommodation, and offers outstanding country views, with lovely rural walks close by. The large gardens of this Gillingham cottage are a delight, and make a great place to return to after a day out exploring this fascinating area. A short drive takes you to the stunning gardens and house at NT's Stourhead, whilst the ancient hilltop town of Shaftesbury, Longleat House and Safari Park, and the beautiful cities of Bath and Salisbury are all easily accessible. A superb Gillingham cottage, a real 'home-from-home' in all seasons.



Accommodation Three bedrooms: 1 x ground floor double, 1 x double, 1 x single with additional folding bed. Ground floor bathroom with bath, shower over, basin and WC. Shower room with shower, basin and WC. Ground floor basin and WC. Fitted kitchen with breakfast area. Utility room. Dining room with stairs to first floor and patio doors to garden. Spacious sitting room with rural views and flame effect gas fire.



Amenities Full gas central heating, additional heating from flame effect gas fire in sitting room. Electric oven, ceramic hob, microwave, fridge, freezer in garage, washing machine, tumble dryer, dishwasher, colour TV with Freeview, DVD player, CD player, radio, telephone (incoming calls), WiFi, library of books, games and DVDs. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 3 cars. Large, attractive lawned garden with patio and garden furniture. One well behaved dog welcome (to be kept on a lead whilst on premises due to cattle in adjoining field). Sorry, no smoking. Shop and pub 10 mins walk.



WSB OSB

WSB: 272	A: 306	B: 362	C: 417
D: 471	E: 503	F: 567	G: 653
H: 697	I: 746	X: 692	NY: 692



The Old Chapel
Huntingford near Gillingham

REF: 2970
Sleeps 2/4
Friday Arrival



An interesting, unusual, detached former chapel, fully re-built in 2008 to replicate the original wooden structure dating back to 1867, in the tranquil, rural hamlet of Huntingford, close to the borders of Dorset and Wiltshire. This quality renovation has inspired interest locally and nationally, having been featured on TV's 'Homes Under The Hammer' and in 'Dorset Life' magazine. The characterful, timber-clad interior, with its high beamed, vaulted ceiling and superb galleried landing, gives the living space a light and airy feel, while there is a lovely kitchen and bathroom at the rear, as well as an attractive eaves bedroom. The chapel stands in its own garden surrounded by glorious countryside and farm land, with access to plenty of walks. Locally, there are country pubs serving good food and real ales, with trout fishing also available close by. There's plenty to see and do in the area: the magnificent house and gardens at Stourhead, racing at Wincanton, Shaftesbury and Longleat House and Safari Park. A superb and unique holiday home in a most beautiful part of the country.



Accommodation One bedroom: 1 x eaves twin. Ground floor bathroom with bath with power shower over, basin and WC. Fitted kitchen. Living area with vaulted beamed ceiling with sitting area, dining area, sofa bed and woodburner. Wide galleried landing overlooking living area.

Amenities Full LPG central heating, additional heating from woodburner in living area. Electric oven, halogen hob, microwave, fridge, washing machine, colour TV with Freeview, CD/radio. Library of books and games. Fuel, power and starter pack for woodburner inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Paved sitting area with garden furniture, lawned area and shed for bike storage. Sorry, no pets and no smoking. Shop 2 miles. Pub 1.25 miles.



"A great location and wonderful owners."

Mr Phillipot, Australia

WSB OSB LMB

WSB: 220	A: 269	B: 314	C: 349
D: 384	E: 416	F: 483	G: 517
H: 535	I: 573	X: 535	NY: 535





Brook Cottage
Milton on Stour near Gillingham

REF: 2362
Sleeps 4
Saturday Arrival



A delightful single-storey barn conversion, imaginatively constructed across a babbling brook, in the peaceful village of Milton on Stour, 2 miles from Gillingham. Well appointed with a wealth of exposed beams, this lovely property offers a fenced patio beside the brook, ideal for peaceful evening dining, as well as a spacious open plan living area and master bedroom with beams and views over the water. The barn is surrounded by lovely walks, and fly fishing can be arranged by the owner. There's plenty to see and do in the area, such as the house and gardens at Stourhead, Longleat Safari Park, or even Salisbury, Stonehenge and the stunning Jurassic Coastline.



Accommodation All ground floor. Two bedrooms: 1 x double with high-beamed ceiling and view over stream, 1 x twin. Bathroom with bath with shower over, basin and WC. Open plan beamed living area with fitted kitchen, dining area and sitting area with electric fire.

Amenities Heating from storage heaters throughout with additional heating from electric fire in sitting area. Electric oven with halogen hob, microwave, fridge, washing machine, colour TV with basic Sky package, DVD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair available on request. Off road parking for 2 cars. Large enclosed paved patio area beside stream, with garden furniture. One well behaved dog welcome at £10 per week. Sorry, no smoking. Shop 8 mins walk. Bar in local hotel 10 mins walk. Note: Due to proximity to stream, children should be supervised. Note: The owner runs a small touring caravan site close to the property.



WSB OSB LMB			
WSB: 220	A: 269	B: 314	C: 349
D: 384	E: 416	F: 483	G: 517
H: 535	I: 573	X: 535	NY: 535



Stour Hill Barn
West Stour near Gillingham

REF: 5576
Sleeps 8
Friday Arrival



West Stour 1 mile. A superb detached barn conversion with panoramic rural views, set within its own grounds, close to the North Dorset village of West Stour, in an Area of Outstanding Natural Beauty, a short distance from the border with south east Somerset. Cleverly renovated to a high standard, the cottage boasts a wealth of beams, exposed stone walls and some flagstone floors, as well as a romantic master bedroom with beamed and vaulted ceiling, four poster bed and en-suite. There are lovely walks to be had locally, with views across the picturesque Blackmore Vale. Within easy reach are the superb gardens and house at Stourhead, as well as Longleat House and Safari Park. Alternatively explore Shaftesbury or ancient Sherborne, whilst majestic Salisbury Cathedral, and Stonehenge, are easily accessible. A lovely cottage offering a convenient touring base, and a great place to return to after a day's exploring.



Accommodation Four bedrooms: 1 x super king-size four poster with en-suite bath, hand held shower attachment off taps, basin & WC, 1 x king-size double with en-suite corner bath, hand held shower attachment off taps, basin & WC, 1 x double, 1 x twin. Bathroom with bath, separate shower, basin & WC. Ground floor basin & WC. Fitted farmhouse-style kitchen with dining area. Utility. Sitting room with open fire & exposed stone walls. Second sitting room. Spacious first floor landing with balustrade gallery above hallway.

Amenities Full electric central heating, open fire in sitting room. Electric double oven & halogen hob, microwave, fridge, freezer, washing machine, tumble dryer, dishwasher, 2 x TVs, one with FreeSat, DVD, CD/radio, books/games/DVDs. Broadband. Fuel, power & starter pack for open fire inc. in rent. Bed linen & towels inc. in rent. Travel cot & highchair available on request. Bike storage available on request. Off road parking for 5 cars. Patio & enclosed lawned rear garden with furniture. Sorry, no pets & no smoking. Shop 1.5 miles, pub 1 mile. Note: Babes-in-arms welcome, but barn not suitable for children under 5. Note: Barn is adjacent to private stables.



WSB OSB LMB			
WSB: 363	A: 419	B: 498	C: 577
D: 656	E: 700	F: 789	G: 911
H: 974	I: 1045	X: 974	NY: 974

Mrs Langley, USA

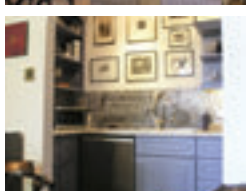
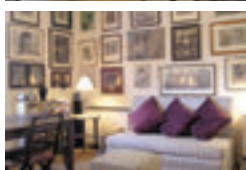


Thornhill
West Stour near Gillingham

REF: 3867
Sleeps 2/3
Saturday Arrival



West Stour 1 mile. A charming and cosy ground floor cottage apartment, part of an elegant 18th century Grade II listed country house, situated in a delightful rural location, 1 mile from the North Dorset village of West Stour, and only 4 miles from Gillingham. Tastefully decorated and well-equipped, this West Stour holiday cottage apartment boasts a library of fascinating books, and lovely views across the neighbouring equestrian menage towards the local Area of Outstanding Natural Beauty. Only a short drive from this West Stour holiday cottage apartment are the superb house and gardens at Stourhead, as well as Longleat House and Safari Park. Alternatively, explore the hilltop towns of Shaftesbury, ancient Sherborne, Salisbury with its majestic cathedral, or Stonehenge, all easily accessible from this lovely West Stour holiday cottage apartment. A comfortable West Stour holiday cottage apartment, providing a great touring base, any time of the year.



Accommodation All ground floor. One double bedroom with a five foot double bed with en-suite (corner bath, hand held shower attachment, basin and WC). Open plan living area with fitted kitchen, dining area and sitting area with sofa bed.

Amenities Electric storage heaters throughout. Electric oven and hob, microwave, fridge, dishwasher, colour TV, radio/CD player, library of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for one car. Shared lawn with own garden furniture supplied. Sorry, no pets and no smoking. Shop 1.5 miles, pub 1 mile. Note: No babies or children under 12.

View more images and check live availability online at www.SykesCottages.co.uk

WSB OSB LMB			
WSB: 210	A: 250	B: 282	C: 300
D: 319	E: 332	F: 361	G: 403
H: 423	I: 453	X: 423	NY: 423



Glover's Cottage
Sherborne

REF: 2437
Sleeps 2
Saturday Arrival



A superb, detached, 18th century Grade II listed cottage, adjacent to the owner's home in a beautiful conservation area of the ancient town of Sherborne. Furnished and equipped to a high standard, this delightful property offers light and airy accommodation, decorated in a clean, modern style. The cottage is perfectly placed for exploring all that Sherborne has to offer, with the striking abbey, two imposing castles and array of quaint shops and inns just a pleasant stroll away. The majestic house and gardens at nearby Stourhead are well worth a visit, and the fascinating Yeovilton Fleet Air Arm Museum, the ancient town of Shaftesbury, the magnificent cathedral city of Salisbury and the striking Dorset coastline are all within easy reach.



Accommodation One double bedroom with en-suite (shower, basin and WC). Compact fitted kitchen. Sitting room with dining area.

Amenities Heating from electric wall convactor heaters in sitting room and bedroom. Electric oven, halogen hob, microwave, fridge, plasma TV with Freeview, radio, small library of books. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Free roadside parking in roads nearby. Parking also available in Pay & Display car park to rear of property. Sorry, no smoking and no pets. Shops and pubs 2 mins walk.

"The location was a perfect touring base with a good pub and supermarket within walking distance. We would definitely visit again."

Mrs O'Connell, London

WSB OSB LMB			
WSB: 213	A: 254	B: 287	C: 306
D: 324	E: 338	F: 367	G: 414
H: 439	I: 468	X: 439	NY: 439



Garden Cottage
Sherborne

REF: 1748
Sleeps 3
Saturday Arrival



A delightful, stone-built, self-contained wing of the owner's 19th century property situated in its own grounds, in the heart of historic Sherborne. From the charming master bedroom with its lovely oak beams, to the modern fitted kitchen, this well-equipped accommodation beautifully combines original features with modern living and offers a great base from which to explore the town and surrounding area. The spacious conservatory style sitting room overlooks the shared pretty gardens and patio, providing a great place to relax and unwind. Spend your days exploring the nearby abbey, Sherborne's two castles, the quaint shops or the great pubs and restaurants on offer, all within easy walking distance, and with Shaftesbury, Salisbury and the Dorset coast just a drive away this great location has plenty to offer at any time of year.



Accommodation One king-size double accessed via large landing area with single bed. Ground floor shower room with shower, basin and WC and heated towel rail. Modern, fitted kitchen. Spacious conservatory with sitting/dining areas. Shared use of owner's utility room.

Amenities Electric wall heaters throughout with ceiling fan in conservatory. Electric oven and hob, microwave, fridge/freezer, shared use of washer/dryer, flat screen TV with Freeview and integral DVD, CD player etc. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot available on request. Off road parking for one car. Shared, lawned garden and patio with garden furniture. Sorry, no pets and no smoking. Shop, pub and railway station 5 minutes' walk. Note: This property accepts a maximum of 2 children, including infants.

"A good base to discover Dorset and beyond."

Mrs Fieldsend, Derbyshire

OSB LMB			
WSB: N/A	A: N/A	B: 314	C: 334
D: 356	E: 372	F: 404	G: 455
H: 480	I: 513	X: 480	NY: 480

Key to symbols

★★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚭
No pets

🚭
No smoking



Quaker Cottage
Sherborne

REF: 8892
Sleeps 3/4
Friday Arrival



A delightful Grade II listed hamstone cottage, a former Quaker Meeting House, tucked away within an attractive conservation area of ancient Sherborne. Just a short walk from an abundance of restaurants and interesting shops, this semi-detached Sherborne cottage has been lovingly renovated and furnished to an extremely high standard, cleverly combining lots of original character with modern contemporary convenience. The open plan ground floor of this Sherborne cottage features a wealth of exposed beams, a charming fireplace with a woodburning stove, a super fitted kitchen and underfloor heating. Sherborne has lots to offer visitors, with its lovely abbey and castles, whilst a short drive from this Sherborne cottage takes you to Stourhead's stunning house and gardens, historic Shaftesbury, majestic Salisbury Cathedral, or Roman Bath. A very special and romantic Sherborne cottage, one you'll want to return to time and again!



Accommodation Two bedrooms: 1 x king-size double, 1 x single with additional pull-out bed. Bathroom with bath, shower over, basin and WC. Open plan living area with fitted kitchen, small utility, dining area and sitting area with woodburning stove.

Amenities Full gas central heating, underfloor heating (on ground floor and in bathroom), woodburning stove in sitting area. Gas hob, electric oven, microwave, fridge, washer/dryer, dishwasher, TV with Freeview, DVD, CD/radio, iPod dock, books/games/DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. On street parking on a first come, first served basis in adjacent road. Alternatively, pay and display car park within 100 yards. Small gravelled sitting out area to the front with garden furniture. One well behaved dog welcome. Sorry, no smoking. Shop 5 mins walk. Pub 1 min walk. Note: Narrow, twisting stairs.



"The cottage was perfect."
Ms Hiscock, Tyne and Wear

WSB OSB LMB			
WSB: 229	A: 274	B: 323	C: 361
D: 398	E: 420	F: 468	G: 523
H: 551	I: 590	X: 551	NY: 551



Candy Cottage
Thornford near
Sherborne

REF: 5331
Sleeps 2
Saturday Arrival



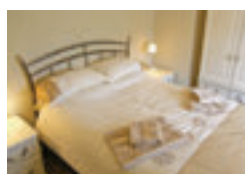
A self contained wing of the owners' house, a former Sherborne Castle estate worker's cottage, believed to date back to 1640, in the attractive village of Thornford, 3 miles from Sherborne in north west Dorset. This Sherborne cottage has been cleverly renovated and is well furnished, incorporating an inglenook fireplace with a warming woodburning stove in the open plan living area, a cosy double bedroom, and a superb roll top bath and separate shower cubicle in the first floor bathroom. This Sherborne cottage is close to open countryside, offering many lovely walks, with the local shop and pub both a short stroll away. There's even a 'halt' on the nearby railway, which can conveniently take you to the lovely city of Bath. From this Sherborne cottage it's a short drive to Sherborne's castles and abbey, as well as the ancient hilltop town of Shaftesbury, the Fleet Air Arm Museum at Yeovilton, and several National Trust properties. This Sherborne cottage offers a cosy, romantic village base from which to explore this lovely area, at any time of the year!



Accommodation One double bedroom. Luxurious bathroom with free standing roll top bath, shower cubicle, basin and WC. Open plan living area with small fitted kitchen area, adjoining sitting room with woodburning stove and dining area.



Amenities Heating from night storage heaters in sitting room and bedroom, underfloor heating in bathroom, woodburning stove in sitting room. Electric oven, ceramic hob, microwave, fridge, TV with Freeview, DVD, library of books and games. Power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Roadside parking available for 2 cars. One well behaved dog welcome. Sorry, no smoking. Shop and pub 8 mins walk. Note: Steep twisting cottage stairs, may be unsuitable for the infirm.



WSB OSB LMB

WSB: 204	A: 235	B: 268	C: 291
D: 315	E: 329	F: 358	G: 394
H: 412	I: 441	X: 412	NY: 412



Bay Tree Cottage
Thornford near
Sherborne

REF: 17834
Sleeps 3/4
Friday Arrival



This delightful, semi-detached, former Sherborne Castle estate worker's cottage, dating back to 1865, is situated in the attractive Dorset village of Thornford, 3 miles from Sherborne. The light and airy interior has been furnished to a good standard providing an ideal base for couples and small families. The charming sitting room boasts flagstone floors with a warming multi-fuel stove creating a cosy social space for those cooler evenings. The bright kitchen with dining area features an exposed stone wall, and twisting stairs to the two spacious bedrooms, both with countryside views. An enclosed garden lies to the rear and has a central seating area, which is a real sun trap and provides the perfect place for alfresco dining. Thornford village has a shop, Post Office and a pub, which has been voted West Dorset's rural pub of the year. The area surrounding this cottage boasts many scenic rural footpaths, whilst a 'halt' on the local railway line offers handy trips to Bath and Thomas Hardy's Dorchester. Alternatively visit historic Sherborne with its castle, beautiful abbey and attractive array of shops. A welcoming cottage, in a wonderful location.



Accommodation Two bedrooms: 1 x double, 1 x single with additional pull-out stacker bed (can be made up as two singles or one super king-size double). Ground floor bathroom with bath, shower over, basin and WC. Fitted kitchen with dining area. Sitting room with multi-fuel stove.



Amenities Heating from electric storage heaters and underfloor heating in bathroom, with additional heating from multi-fuel stove in sitting room. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, CD/radio, WiFi, selection of books and games. Fuel, power and starter pack for multi-fuel stove inc. in rent. Bed linen and towels inc. in rent. Roadside parking opposite cottage. Enclosed rear lawned garden with patio, furniture and BBQ. Two well behaved dogs welcome. Sorry, no smoking. Shop and pub 5 mins walk. Note: Steep twisting cottage stairs may be unsuitable for the infirm and toddlers.

"A lovely home for people to stay in."
Mrs King, Leicestershire

WSB OSB LMB XSB			
WSB: 223	A: 264	B: 311	C: 347
D: 381	E: 404	F: 449	G: 501
H: 528	I: 565	X: 528	NY: 528



1 Carpenters Cottages
Leigh

REF: 13117
Sleeps 6
Friday Arrival



A cosy, comfortably-furnished, semi-detached cottage set in the friendly North Dorset village of Leigh, 5 miles from Sherborne. This Leigh holiday cottage provides light and airy accommodation, creating a super holiday base for a group of friends or family wishing to spend time in a rural holiday home. Imaginatively converted from part of the former village pub, your Leigh holiday cottage benefits from welcoming, homely accommodation, including an en-suite bedroom. Outside this Leigh cottage there's an enclosed gravelled courtyard garden, whilst a quick stroll takes you to the village shop. Alternatively, take in one of the numerous local footpaths and enjoy the beautiful scenery in this area. The historic town of Sherborne, only 5 miles from this Leigh cottage, is well worth exploring with its selection of fascinating shops as well as the lovely abbey and castle; or how about a picnic at nearby Sutton Bingham reservoir? Further afield, there are several National Trust properties to visit including Montecute House and Stourhead, or admire the ancient chalk hillside figure of the Cerne Abbas Giant. Alternatively, take the local train to the regal city of Bath or to Weymouth, both easily accessible from your Leigh holiday cottage. Should you wish for a peaceful village holiday base, look no further than this charming Leigh holiday cottage.



Accommodation Three bedrooms: 1 x double with door to main bathroom, 1 x double with en-suite shower, basin and WC, 1 x adult bunks. Bathroom with bath, shower over, basin and WC (also accessed from double bedroom). Ground floor cloakroom with basin and WC. Fitted kitchen with dining area. Sitting room with electric fire.

Amenities Heating from electric storage and panel heaters throughout, additional heating from electric fire in sitting room. Electric oven and hob, microwave, fridge/freezer, dishwasher, TV with Freeview, DVD, WiFi, selection of DVDs, books and games. All fuel and power inc. in rent. Bed linen and hand towels inc. in rent. Off road parking for 1 car, additional roadside parking available. Enclosed gravelled courtyard garden. Sorry, no smoking and no pets. Shop 10 mins walk, award winning pub 1 mile.



WSB OSB LMB XSB			
WSB: 277	A: 307	B: 364	C: 419
D: 475	E: 505	F: 570	G: 656
H: 700	I: 751	X: 700	NY: 700



DUNTISH MILL FARM
Duntish near Cerne Abbas

Two charming semi-detached holiday cottages found on the owners' small holding in the rural West Dorset hamlet of Duntish, located in an Area of Outstanding Natural Beauty, close to the village of Buckland Newton. Situated between the two historic towns of Dorchester and Sherborne, these two West Dorset cottages have been cleverly converted from the original 18th century barn. The cottages have been equipped and furnished to a very high standard, with comfy bedrooms, modern bathrooms and a well-equipped kitchen plus you can relax in your own sitting room at your West Dorset cottage and reflect on a wonderful day spent exploring this delightful region. Each of these West Dorset cottages has a private courtyard, plus a shared front patio as well as an attractive shared BBQ area across the drive, where the hens run freely. The area surrounding these West Dorset cottages abounds in lovely walks, including the Hardy Trail and the Wessex Ridgeway, whilst a trip to the famous Cerne Giant, the figure cut into the chalk downs, is a must see. Thomas Hardy's home town of Dorchester and his birthplace at Bockhampton are close to these West Dorset cottages and are well worth a visit, as are the castles and abbey at Sherborne, Monkey World and the Bovington Tank Museum. The stunning Jurassic Coast is easily accessed from these West Dorset holiday cottages, which provide an excellent touring base from which to explore this outstanding area.



Brook's Cottage
Duntish near Cerne Abbas

REF: 7883
Sleeps 4
Friday Arrival



A charming rural West Dorset cottage in the small hamlet of Duntish. Created from the original 18th century farm buildings, this West Dorset cottage has been furnished and equipped to a very high standard with exposed stone walls, flagstone floors and a wealth of beams. There are two bedrooms at this West Dorset cottage, making it ideal for a small family wishing to explore this lovely part of the country. With one glazed wall and French windows leading to a private courtyard and with shared use of a grassed barbecue area, this West Dorset cottage is perfect for relaxing in whilst you plan the next day's activities. Note: This cottage is next to ref 7884 and together they accommodate 6 people.



Accommodation Two bedrooms: 1 x king-size double, 1 x twin. Bathroom with bath, separate shower, basin and WC. Ground floor basin and WC. Fitted kitchen with breakfast bar. Utility. Sitting room with flame effect electric fire and dining area.

Amenities Full oil central heating with additional heating from electric woodburner in sitting room. Double electric oven and ceramic hob, microwave, fridge/freezer,

washer/dryer, dishwasher, 2 x TVs (1 with Freeview), DVD, CD/radio, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Ample off road parking. Private rear enclosed courtyard with furniture. Shared front patio with furniture and lawn area with furniture and BBQ. Three well behaved dogs welcome. Sorry, no smoking. Shop and pub 10 mins walk.

"Cosy and dog friendly."
Mrs Bloxham, Pembrokeshire



WSB OSB LMB			
WSB: 261	A: 290	B: 344	C: 385
D: 423	E: 448	F: 499	G: 558
H: 589	I: 630	X: 589	NY: 589



Mulberry Cottage
Duntish near Cerne Abbas

REF: 7884
Sleeps 2
Friday Arrival



One of two charming West Dorset holiday cottages, a single-storey barn conversion with level access throughout. This West Dorset cottage has open plan living accommodation with one bedroom with an en-suite shower room and is adjacent to a pretty enclosed duck pond with hens running freely close by. A perfect West Dorset holiday cottage in an Area of Outstanding Natural Beauty. Note: This cottage is next to ref 7883 and together they accommodate 6 people.



Accommodation All ground floor. One twin bedroom with en-suite shower, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area.

Amenities Full oil central heating. Electric oven and hob, microwave, fridge, washing machine, TV with Freeview, DVD, CD/radio, selection of books and games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Ample off road parking. Private rear enclosed courtyard with furniture. Shared front patio with furniture and lawn area with furniture and BBQ. Three well behaved dogs welcome. Sorry, no smoking. Shop and pub 10 mins walk.

"A lovely cottage."
Mrs Etherington, Hampshire



WSB OSB LMB			
WSB: 225	A: 254	B: 290	C: 317
D: 343	E: 358	F: 390	G: 430
H: 449	I: 481	X: 449	NY: 449



Ashley House
Piddletrenthide near Cerne Abbas

REF: 4460
Sleeps 9/10
Friday Arrival

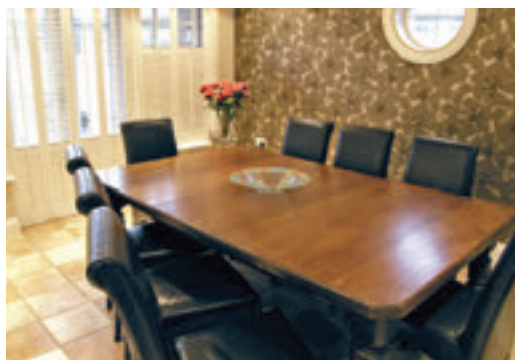


Situated in an Area of Outstanding Natural Beauty, this Piddletrenthide holiday cottage is located above the quaintly named village of Piddletrenthide which sits above the West Dorset Downs, only 8 miles from Dorchester. This superb detached Piddletrenthide holiday cottage is furnished and equipped to a very high standard and offers a spacious, light and airy retreat. This Piddletrenthide holiday cottage comes complete with an outdoor swimming pool beside a lovely paved terrace, perfect for al fresco dining. A short drive from this Piddletrenthide holiday cottage takes you to the famous Cerne Abbas giant cut into the chalk downs, or hunt for a bargain at Dorchester's market. A great Piddletrenthide holiday cottage, perfect for a 'get away from it all' holiday for an extended family get together or for a group of friends.



Accommodation Over three floors. Five bedrooms: 1 x double with colour TV & en-suite bath, shower, basin, WC, 1 x double, 1 x twin, 1 x single with additional pull-out staker bed, 1 x 2nd floor double. Bathroom with bath, shower cubicle, basin & WC. 2nd floor shower room with shower, basin & WC. Ground floor basin & WC. Well equipped fitted kitchen with dining area. Utility room. Sitting room with open fire. 2nd sitting room.

Amenities Oil fired central heating, additional heating from open fire in sitting room. 5 ring electric range cooker with double oven & grill, microwave, fridge/freezer, washing machine, tumble dryer, dishwasher, 2 x colour TVs, one with Freeview (limited reception at times), DVD, iPod dock, CD/radio, library of DVDs, books & games. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Please bring own towels for swimming pool. Lawned garden area with patio & furniture. Unheated outdoor swimming pool, 12ft x 24ft x 4ft deep, available May to October inclusive. Spacious paved terrace around pool. Off road parking for 4 cars. 2 well behaved dogs welcome. Sorry, no smoking. Shop and pub 1 mile. Note: Children must be supervised around the pool area at all times. Note: This owner requires a £100 refundable Good Housekeeping bond prior to arrival.



"Everything we could want.
Very high standard."



WSB OSB LMB			
WSB: 776	A: 827	B: 885	C: 961
D: 1037	E: 1104	F: 1232	G: 1510
H: 1560	I: 1621	X: 1621	NY: 1621



Brewery Farm Stables
Ansty near Dorchester

REF: 18518
Sleeps 5
Friday Arrival



A spacious, self contained wing of the owners' 19th century former coach house, set adjacent to a carriage driving yard in the attractive rural Dorset hamlet of Ansty, 11 miles from both Blandford Forum and Dorchester. Comfortably furnished, this cottage offers a spacious rural retreat for couples and small family groups alike. The characterful interior makes an interesting and welcoming holiday experience, boasting a wealth of beamed ceilings, Inglenook fireplace and the remains of one of the original horse stalls beside the staircase! At the rear, the private paved patio is a restful place to relax and take some refreshment. Take a stroll across the lane to the award-winning pub, where excellent food and real ales are on offer, or alternatively you can sample local produce from the adjacent farm shop. After exploring the nearby footpaths in this lush Area of Outstanding Natural Beauty, take in the picturesque village of Milton Abbas with its attractive street of 18th century whitewashed, thatched cottages and impressive abbey, or discover Dorchester's bustling market or the stunning Jurassic Coast, all an easy drive from this cottage.



Accommodation Three eaves bedrooms: 2 x double, 1 x single with additional futon sofa bed. Bathroom with bath, hand-held shower, basin and WC. Ground floor shower, basin and WC. Fitted galley kitchen. Dining room with stable door to patio. Sitting room with electric log effect fire in Inglenook fireplace.

Amenities Oil central heating with electric fire in sitting room. Range-master electric cooker with 2 ovens, 5 ring hob, microwave, fridge, washing machine, dishwasher, TV with Sky+, DVD, video, WiFi, payphone, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Enclosed rear patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub 3 mins walk. Note: Owner has two dogs. Note: No mobile reception.

"A great cottage and the owner was very pleasant and helpful."

Mrs Yendell, Kent

WSB OSB LMB XSB			
WSB: 261	A: 302	B: 358	C: 411
D: 467	E: 496	F: 558	G: 643
H: 687	I: 737	X: 687	NY: 687

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🔥
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Bridge Farmhouse
Verwood

REF: 2897
Sleeps 5/6
Saturday Arrival

Verwood 1 mile. An attractive, traditional farmhouse in a peaceful country location on a working beef and sheep farm in rural East Dorset, close to the borders of Hampshire and Wiltshire, about a mile from the thriving community of Verwood. This comfortably furnished, well appointed Dorset cottage, with its enclosed lawned garden, is set beside the sparkling waters of the River Crane in an Area Of Special Scientific Interest. The surrounding farm and heath teem with wildlife and provide wonderful rural walks. Locally you can visit the Heavy Horse Centre or Moors Valley Country Park, including Go Ape high-wire adventure, whilst within a short drive lies the boundary of the New Forest National Park, with its wild ponies, deer and picturesque villages. How about visiting the superb beaches and attractions at Bournemouth, or the ancient cathedral city of Salisbury, both a short drive? And don't forget a visit to the nearby World Heritage Site of Stonehenge. This really is a tranquil Verwood holiday cottage from which to explore this beautiful area.



Accommodation Three bedrooms: 1 x family room with king-size double and single bed, 1 x double, 1 x single. Bathroom with bath, basin and WC. Fitted galley kitchen. Dining room. Sitting room.

Amenities Full oil central heating. Electric oven, halogen hob, microwave, fridge/freezer, washing machine, dishwasher, TV, DVD, Freewiew. All fuel and power inc. in rent. Bed linen inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Enclosed lawned rear garden with furniture. Sorry, no pets and no smoking. Shop and pub 1.5 miles. NOTE: The cottage is accessed via an unmade lane - care should be taken. The River Crane runs alongside the fenced garden - young children should be supervised.



"Loved the cottage in its surrounding area of beauty."

Mr Mallion, Kent

WSB	OSB	LMB	XSB
WSB: 263	A: 287	B: 341	C: 393
D: 443	E: 470	F: 527	G: 607
H: 647	I: 693	X: 647	NY: 647



The Hermitage
Nunney near Frome

REF: 9248
Sleeps 4
Friday Arrival

A quaint, semi-detached stone cottage, dating back to 1750, tucked away in a peaceful location within the attractive Somerset village of Nunney, 3 miles from Frome. This Nunney holiday cottage oozes character and combined with modern comforts, as well as the woodburning stove in the cosy sitting room, and a pretty courtyard garden, it makes a wonderful base for exploring the area. A gentle stroll from this Nunney holiday cottage takes you to the picturesque ruins of the 14th century Nunney Castle; enjoy a picnic beside the moat, or learn of the castle's history, and on the way home to your Nunney cottage, stop off and treat yourselves to the real ales on offer at the local pub. There's lots to do within a short drive of this Nunney holiday cottage; take in a show at Frome's Merlin Theatre, marvel at the sensational gardens and magnificent houses at Longleat or Stourhead, explore ancient Glastonbury or regal Bath. This charming Nunney holiday cottage provides you with a comfortable, romantic base in an idyllic Somerset village.



Accommodation Two double bedrooms. Bathroom with bath, hand-held shower, basin and WC. Fitted kitchen with dining area. Sitting room with woodburning stove.

Amenities Full electric central heating, additional heating from woodburning stove in sitting room. Electric oven and hob, microwave, fridge/freezer, washer/dryer, dishwasher, TV with Freewiew, video, DVD, selection of books, games and DVDs. Fuel, power and starter pack for woodburning stove inc. in rent. Bed linen and towels inc. in rent. Roadside parking available close by. Small courtyard garden with furniture. Sorry, no pets and no smoking. Shop and pub 3 mins walk. Note: This property has steep cottage stairs and as a result is not suitable for the infirm.



"The cottage was perfect for a romantic getaway."

Ms Gonella, Kent

WSB	OSB	LMB
WSB: 229	A: 274	B: 323
D: 398	E: 420	F: 468
H: 551	I: 590	X: 551
NY: 551		



HACKTHORNE FARM
Henstridge near Sherborne

Situated on the Dorset/Somerset border on the rural outskirts of the charming village of Henstridge, these three single-storey cottages have been skilfully converted to offer comfortable, well-equipped accommodation, boasting stylish wet room showers (ideal for the less able) and views from the rear across the beautiful, surrounding countryside. The cottages provide the perfect base from which to explore the area and all it has to offer, with lovely walks and great fishing nearby, whilst quaint villages, the ancient towns of Sherborne and Shaftesbury, Longleat Safari Park and National Trust properties such as Montecute and Stourhead House are all easily accessible. A little further afield lies the wildlife park at Cricket St Thomas, the Haynes Motor Museum, the cathedral city of Salisbury, Stonehenge and even the Dorset Jurassic Coast, a sight not to be missed! A great touring base at any time of year!



Primrose Cottage
Henstridge near Sherborne

REF: 2029
Sleeps 4/5
Saturday Arrival



Henstridge 1.5 miles. A delightful end-terrace cottage situated close to the lovely village of Henstridge offering two bedrooms, a stylish wet room shower and a separate kitchen. A great holiday home for couples and families alike! Note: This property can be booked with ref. 2030 and 2031 to accommodate up to 12 people.



Cowslip Cottage
Henstridge near Sherborne

REF: 2030
Sleeps 4/5
Saturday Arrival



Henstridge 1.5 miles. A lovely end-terrace cottage situated close to the charming village of Henstridge, offering delightful open plan living accommodation with two bedrooms and a stylish wet room shower. A great base in a great location! Note: This property can be booked with ref. 2029 and 2031 to accommodate up to 12 people.



Bluebell Cottage
Henstridge near Sherborne

REF: 2031
Sleeps 2
Saturday Arrival

Henstridge 1.5 miles. A charming mid-terrace cottage situated close to the lovely village of Henstridge offering delightful open plan living accommodation with one double bedroom, a stylish wet room shower and views over fields to the rear. Ideal at any time of year! Note: This property can be booked with ref. 2029 and 2030 to accommodate up to 12 people.



Accommodation All ground floor. One double bedroom. Wet room with shower, basin and WC. Open plan living area with fitted kitchen, sitting area and dining area. Shared utility room.



Amenities Electric convector heaters throughout. Electric oven and hob, microwave, fridge, shared use of washer/dryer (in external utility room), colour TV/DVD, radio/CD player, wireless internet connection (bring own laptop). All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Shared use of grounds with private patio area and garden furniture. Shop and pub 1.5 miles.



"The cottage was central, comfortable and homely."

Mrs Domakin, Greater Manchester



Accommodation All ground floor. Two bedrooms: 1 x double, 1 x twin with additional pull-out stacker bed. Wet room with shower, basin and WC. Fitted kitchen. Shared utility room. Sitting room with dining area.

Amenities Electric convector heaters throughout. Electric oven and hob, microwave, fridge, shared use of washer/dryer (in external utility room), colour TV/DVD, radio/CD player, wireless internet connection (bring own laptop). All fuel and power inc. in rent. Bed linen and towels inc. in rent. Cot and highchair on request. Off road parking for 2 cars. Shared use of grounds with private patio area and garden furniture. Shop and pub 1.5 miles.



"The place was ideal for a quiet holiday."

Mrs Gardner, London

WSB	OSB	LMB
WSB: 213	A: 267	B: 303
D: 385	E: 414	F: 474
H: 523	I: 559	X: 523
NY: 523		

WSB	OSB	LMB
WSB: 209	A: 261	B: 296
D: 376	E: 405	F: 463
H: 511	I: 546	X: 511
NY: 511		

MIDDLE FARM LODGES

Charlton Horethorne near Sherborne

Two luxurious, single-storey lodges, set in a peaceful location within the grounds of the owners' farm cottages, in the heart of the friendly village of Charlton Horethorne, on the borders of Somerset and Dorset, equidistant between Sherborne and Wincanton. These stylish Charlton Horethorne cottages offer attractive, open plan holiday accommodation, ideal for couples, families or a group of friends who wish to explore this lovely area. The bright spacious interiors of these elegant Charlton Horethorne holiday cottages include vaulted ceilings in the open plan living areas, exuding quality and style, as well as en-suite facilities to the master bedrooms. Both these Charlton Horethorne cottages have access to private patios with furniture, providing a perfect place to relax and unwind after your day exploring. The surrounding Area of Outstanding Natural Beauty is intersected by a wealth of local footpaths, whilst a short drive from your Charlton Horethorne holiday cottages takes you to ancient Sherborne with its lovely abbey and castle, or to Wincanton, well known for its racecourse. A little further afield you can sample the delights of the stunning National Trust house and gardens at Stourhead, marvel at the exhibits at Yeovilton Fleet Air Arm Museum, or explore mystical Glastonbury and the nature reserves of the Somerset Levels. These Charlton Horethorne holiday cottages offer an ultimate home-away-from-home at any time of the year.



Lavender Lodge
Charlton Horethorne near Sherborne

REF: 12644
Sleeps 4
Friday Arrival



This single-storey detached cottage offers spacious open plan living, tastefully furnished and equipped to reflect the soothing Lavender theme. Master bedroom with shower room and TV, twin room with use of family bathroom. Private, paved, rear patio. This property can be booked with Ref 12650 to accommodate 10.

Accommodation All ground floor. Two bedrooms: 1 x king-size double with TV/Freeview and en-suite shower, basin and WC, 1 x twin. Bathroom with bath, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with flame-effect electric fire.

Amenities Color gas central heating throughout, additional heating from electric fire in sitting area. Electric hob and oven, microwave, fridge/freezer, washing machine, 2 x TVs with Freeview, DVD player, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Paved rear patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub less than 3 mins walk.



"Great peaceful area. Fantastic starry nights."

Miss Barnett, Kent

WSB OSB LMB

WSB: 222	A: 265	B: 313	C: 350
D: 385	E: 407	F: 453	G: 506
H: 533	I: 570	X: 533	NY: 533

Poppy Lodge
Charlton Horethorne near Sherborne

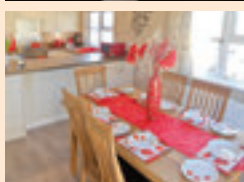
REF: 12650
Sleeps 6
Friday Arrival



Well presented detached cottage. Light and airy, open plan home-from-home, short walk from village pub and shop. Tastefully furnished with a Poppy theme. Master bedroom with en-suite walk-in shower. Family bathroom serving both twin bedrooms. Sunlit patio, a relaxing place for relaxing after your busy day. This property can be booked with Ref 12644 to accommodate 10.

Accommodation All ground floor. Three bedrooms: 1 x king-size double with TV/Freeview and en-suite shower, basin and WC, 2 x twin. Bathroom with bath, shower cubicle, basin and WC. Open plan living area with fitted kitchen, dining area and sitting area with flame-effect electric fire.

Amenities Color gas central heating throughout, additional heating from electric fire in sitting area. Gas oven and hob, microwave, fridge/freezer, washing machine, 2 x TVs with Freeview, DVD player, WiFi, selection of books and games. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot and highchair on request. Off road parking for 2 cars. Rear paved patio with furniture. One well behaved dog welcome. Sorry, no smoking. Shop and pub less than 3 mins walk.



"The lodge was well-equipped and in a good location."

Ms Deller, Kent

WSB OSB LMB

WSB: 265	A: 294	B: 347	C: 400
D: 453	E: 482	F: 543	G: 625
H: 668	I: 715	X: 668	NY: 668



Frodos
Henstridge near Sherborne

REF: 1627
Sleeps 2
Saturday Arrival

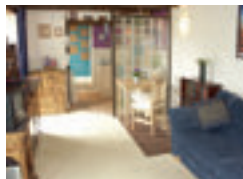


A charming single-storey self-contained annexe, tucked away to the rear of the owner's attractive home in a quiet lane in the village of Henstridge. Converted from a former stable, Frodos is well furnished throughout and offers comfortable, well-equipped holiday accommodation. The property boasts a delightful large patio area, perfect for dining al fresco, with shared use of a lovely mature three quarter acre garden. Fine countryside walks can be enjoyed nearby and the cottage provides a marvellous centre for touring, with a host of National Trust properties such as Stourhead House and Gardens and Montecute House only a short drive away. With Shaftesbury, Salisbury, Bath and the Dorset coast also easily accessible, this is a great base for exploring this beautiful area.



Accommodation All ground floor. One double bedroom. Bathroom containing bath with shower over, basin and WC. Small fitted kitchen with adjoining room containing fridge/freezer. Sitting room with dining area and patio doors leading to garden.

Amenities Heating from storage radiators with additional heating from electric panel wall heater in bedroom and heated towel rail in bathroom. Mini electric oven with two-ring hob, microwave, fridge/freezer, use of owner's washing machine by arrangement, colour TV, CD player/radio, library of books. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Travel cot available on request. Roadside parking available on either the cross or street opposite the house. Shared use of 3/4 acre of lawned garden with large patio area, garden furniture and BBQ. Sorry, no pets or smoking. Shop 1 min, pub 3 mins. Note: This property is suitable for 2 adults and 1 infant only.



tripadvisor

WSB: 163	A: 180	B: 216	C: 239
D: 259	E: 271	F: 292	G: 328
H: 347	I: 370	X: 347	NY: 347



Hill House Cottage
Templecombe near Wincanton

REF: 2773
Sleeps 4
Friday Arrival



Located close to the centre of Templecombe in Somerset, Hill House Cottage is a charming, self-contained wing of a Grade II listed early 18th century house. It has been renovated and refurbished by the owners to a high standard and combines old world charm with modern convenience. The property has exposed stonework, flagstone floors, and a lovely woodburning stove in the sitting room, whilst the fitted kitchen and bathroom have a superb contemporary look, creating very special holiday accommodation. The cottage is within walking distance of local shops and pubs, whilst nearby attractions include Wincanton, Glastonbury, Wookey Hole, Wells and Cheddar Gorge. To the south and east lie historic Wiltshire, Stonehenge and Salisbury as well as the picturesque Dorset countryside and stunning Jurassic Coast, all easily accessible. This is an excellent cottage, and an ideal touring base.

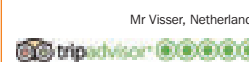


Accommodation All ground floor (5 steps leading down from sitting room to the kitchen). Two bedrooms: 1 x king-size double, 1 x zip link double (can be made up as a twin, please advise at time of booking). Bathroom with bath, shower over, basin & WC. Fitted kitchen with dining area. Lovely sitting room with some exposed stone walls, flagstone floors & woodburning stove.

Amenities Full oil fired central heating, woodburner in sitting room. Electric oven & hob, microwave, fridge/freezer, washing machine, dishwasher, colour TV, Freeview, DVD, radio, books. Fuel & power inc. in rent. Bed linen & towels inc. in rent. Cot available. Off road parking for one car. Small outdoor gravelled seating area with furniture. One well behaved dog welcome at £10 per week. Sorry, no smoking. Shop & pub 5 mins walk. Note: Property is adjacent to a road so children should be supervised when outside.



"A lovely house; we felt really welcome when we arrived."



WSB OSB LMB

WSB: 249	A: 287	B: 339	C: 380
D: 419	E: 443	F: 493	G: 552
H: 581	I: 622	X: 581	NY: 581

Mr Visser, Netherlands

Key to symbols

★★★★
Star Rating awarded by Regional Tourist Board

✓✓✓✓
Sykes Cottages Rating

tripadvisor
We currently have over 7,000 reviews on TripAdvisor. Over 96% are either four or five stars.

🌿
Open fire

🐾
One pet welcome (check for extra pets)

🚫
No pets

🚫
No smoking



Tour the region's finest houses like Loseley Park, Polesden Lacey and Hampton Court Palace, or the gorgeous gardens of RHS Wisley. Sample the local tittle at award-winning wine estates. Pack your finery for a flutter at Epsom Downs Racecourse. Or get set for non-stop fun and thrills at Chessington World of Adventures and Thorpe Park.

Cottages start from
£211
per week

For more information about this area go to

www.SykesCottages.co.uk/Surrey



Le Chalet
Farley Green near
Albury

REF: 12158
Sleeps 2
Saturday Arrival

Albury 2.2 miles. Tucked away in the garden of the owners' cottage in Farley Green, within the Surrey hills, a location classified as an Area of Outstanding Natural Beauty, sits this charming studio chalet. Designed to provide contemporary accommodation for couples looking to enjoy time together in one of the most beautiful parts of the South East, this open plan Albury cottage is stylishly furnished, with a sitting and dining area set between the dual aspect windows, offering relaxing views over the garden beyond. The private garden area outside this Albury cottage is perfect for unwinding, whilst only a short walk away is a local pub serving traditional meals. This area has a wealth of places of interest, including Wisley, the home of the Royal Horticultural Society, and Clandon House, a National Trust property. There are also extensive cycle paths, footpaths and bridleways winding through the Surrey hills; in fact, this area was chosen as a destination for the Olympic Cycling Event in 2012. For a great day out catch the train to London Waterloo, just 40 minutes from Guildford, or 50 minutes from nearby Clandon, and you can enjoy all the hustle, bustle and bright lights of the city, before returning to the peace and tranquility of the Surrey countryside. An ideal romantic retreat, this peaceful Albury cottage can be enjoyed at any time of the year.



Accommodation All ground floor. Open plan studio accommodation with king-size double bed, fitted kitchenette, dining area and sitting area. Shower room with shower, basin and WC.

Amenities Heating from electric convector heaters throughout. Electric oven and hob, fridge, washing machine and tumble dryer available by arrangement with owner, TV with FreeSat, DVD, WiFi, selection of books and DVDs. Fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Bike storage. Private area outside property with furniture and BBQ, shared use of owners' large lawned garden. One well behaved dog welcome. Sorry, no smoking. Shop 2 miles, pub 1 mile.



"Fabulous place all round, highly recommended."

Mrs Gobell, Somerset

WSB OSB LMB XSB			
WSB: 176	A: 211	B: 263	C: 297
D: 297	E: 332	F: 350	G: 370
H: 389	I: 417	X: 389	NY: 389

GRANARY COTTAGES
Caterham near Reigate

Two superbly converted apartments, located off a bridleway and on a working farm, on the edge of the owners' grounds in the rural outskirts of Caterham, just 8 miles from Reigate. Providing easy access to a number of good railway links and situated just 30 minutes' drive from Gatwick Airport and 50 minutes from Heathrow, these two charming properties, converted from The Granary, beautifully combine character features with modern amenities to offer spacious and welcoming accommodation within easy reach of London and the South Coast. The surrounding countryside boasts a wealth of footpaths and bridleways ideal for those wishing to enjoy the North Downs and some glorious Surrey countryside, whilst the nearby towns and villages of Caterham, Westerham, Reigate and Dorking all provide a fine selection of shops, pubs and eateries. With Bluewater Shopping Centre just 30 minutes' drive away, easy access to London by train, and Brighton within easy driving distance, these two lovely apartments provide the ideal base for exploring all this fabulous area has to offer!



Pilgrims Nest
Caterham near Reigate

REF: 2072
Sleeps 2
Saturday Arrival



Caterham 3 miles. A charming apartment offering one double bedroom and a spacious sitting room with views over the Surrey countryside. Great surrounding area with easy links to London. Note: This property can be booked with ref 2073 to accommodate up to 4 people.



Accommodation All first floor. One double bedroom with 5ft bed. Bathroom with bath with shower over, basin and WC. Fitted kitchen. Shared utility room. Sitting room with dining area.

Amenities Electric wall heaters throughout. Electric oven and hob, microwave, fridge/freezer, washing machine and tumble dryer (in shared external utility room), TV with FreeSat, WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop 2 miles, pub 10 mins walk. Note: This property does not accept children. Note: Due to location, WiFi can be slow.



"We enjoyed the nighttime views over London."

Rev Hartley, Greater Manchester



WSB OSB LMB XSB			
WSB: 257	A: 284	B: 330	C: 366
D: 403	E: 423	F: 446	G: 458
H: 470	I: 502	X: 470	NY: 470



Pilgrims Rest
Caterham near
Reigate

REF: 2073
Sleeps 2
Saturday Arrival

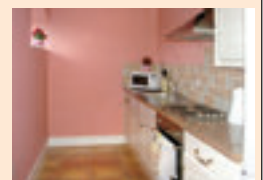


Caterham 3 miles. A lovely apartment offering one twin bedroom and a spacious sitting room with sofas and views over the South Downs and Surrey countryside. Great surrounding area with easy links to London. Note: This property can be booked with ref 2072 to accommodate up to 4 people.



Accommodation One twin bedroom. Ground floor bathroom with bath with shower over, basin and WC. First floor fitted kitchen. Shared utility room. First floor sitting room with dining area.

Amenities Electric wall heaters throughout. Electric oven and hob, microwave, fridge/freezer, washing machine and tumble dryer (in shared external utility room), TV with FreeSat, WiFi. All fuel and power inc. in rent. Bed linen and towels inc. in rent. Off road parking for 2 cars. Sorry, no pets and no smoking. Shop 2 miles, pub 10 mins walk. Note: This property does not accept children. Note: Due to location, WiFi can be slow.



"Total freedom from noise and hustle of city life; friendly landlady and landlord and great scenery."

Mr Kobayash, Japan



WSB OSB LMB XSB			
WSB: 257	A: 284	B: 330	C: 366
D: 403	E: 423	F: 446	G: 458
H: 470	I: 502	X: 470	NY: 470



Sykes Cottages UK booking conditions

PLEASE READ THIS CAREFULLY. WHEN YOU MAKE A RESERVATION REQUEST WITH US (WHETHER BY EMAIL, TELEPHONE OR POST), THESE CONDITIONS ARE DEEMED TO HAVE BEEN ACCEPTED BY YOU.

1 DEFINITIONS

1.1 'Additional Fees' means any fees payable by the Holidaymaker other than the Rental Charge and Booking Fee, including (but not limited to) card handling fees, insurance costs, heating supplements, pet charges and linen charges.

1.2 'Agent' means Sykes Cottages Limited (Company Number 4469189) whose registered office is at Lime Tree House, Hoole Lane, Chester CH2 3EG.

1.3 'Booking' means the reservation of the Property by the Holidaymaker.

1.4 'Booking Conditions' means these terms and conditions.

1.5 'Booking Fee' means the booking fee payable by the Holidaymaker to the Agent, being £35.00 per Property per Week or £35.00 per Property per Short Break (as appropriate).

1.6 'Deposit' means:

(a) 30% of the Rental Charge; or

(b) if the holiday is due to commence within six weeks of the date of a Reservation Request, 100% of the Rental Charge.

1.7 'Holidaymaker' means the person or persons making the Booking.

1.8 'Holiday Confirmation' means the confirmation of the Booking issued by the Agent to the Holidaymaker (by email and/or post) once the Initial Payment has been processed.

1.9 'Initial Payment' means the payment of the Booking Fee, the Deposit and any applicable Additional Fees.

1.10 'Property' means the accommodation for which a Booking is made.

1.11 'Property Owner' means the owner of the Property.

1.12 'Rental Charge' means the total rental charge payable in respect of the Booking.

1.13 'Reservation Request' means a request to make a Booking in the form of a completed holiday booking form (whether submitted via the post, email, website or otherwise) or a telephone booking.

1.14 'Short Break' means a holiday for a duration of less than seven nights.

2 ROLE OF SYKES COTTAGES LIMITED

2.1 The Agent acts as agent for the Property Owner to take and arrange Bookings. The Agent does not own or manage the Property but reserves the right to refuse any Booking.

2.2 Once the Initial Payment has been made and a Holiday Confirmation has been issued by the Agent, a legally binding contract shall exist between the Holidaymaker and the Property Owner pursuant to which the Property Owner will make the Property available for the period set out in the Booking. For the avoidance of doubt, the Agent shall not be a party to such contract.

2.3 The contract shall be subject to these Booking Conditions and any other special conditions made known to the Holidaymaker at the time of the Booking.

2.4 The Agent accepts no liability for any defects or unavailability of the Property or any other problems with the holiday. The Holidaymaker's right of action (if any) shall be against the Property Owner and not the Agent.

3 BOOKINGS AND PAYMENT

3.1 Following receipt of a Reservation Request the Agent shall check the availability of the Property. If the Property is available for the Holiday, the Agent shall reserve the Property.

3.2 Upon reservation of the Property in accordance with clause 3.1, the Holidaymaker must make the Initial Payment to the Agent, unless advised otherwise. If payment is not received, the reservation will be cancelled.

3.3 Upon receipt of the Initial Payment, the Agent will issue a Holiday Confirmation to complete the Booking.

3.4 The balance of the Rental Charge (if any) must be paid by the Holidaymaker to the Agent no later than six (6) weeks prior to the commencement of the holiday (the Agent shall endeavour to inform the Holidaymaker of the due date at the time of the Booking).

3.5 Where the Agent has not received the balance by the due date, an overdue reminder letter will be issued to the Holidaymaker and a charge of £10 will be added to the balance due. If the balance is not received within four (4) days of that reminder, the Agent reserves the right to treat the Booking as cancelled by the Holidaymaker and clause 5 shall apply and the Holidaymaker shall have no claim against the Agent or the Property Owner for compensation or reimbursement whatsoever.

3.6 The prices stated on the Agent's website and in the Agent's brochure are cash prices in pounds sterling. The Agent incurs charges from credit card companies when the Holidaymaker pays by credit card, and therefore a £7.50 charge will be made for each credit card transaction. Any charges raised against the Agent by its bank for handling dishonoured cheques, bank transfers or any other payments, must be reimbursed by the Holidaymaker to the Agent within seven (7) days of the Agent's request to do so.

3.7 All payments must be made in pounds sterling.

3.8 The Agent reserves the right to correct any error in advertised and/or confirmed prices.

3.9 Please note some Property Owners may charge a good housekeeping bond (as mentioned in the individual Property details). The Owner shall liaise directly with the Holidaymaker to collect and (if appropriate) return this bond. The Agent has no control over any good housekeeping bond that may be collected.

3.10 Rental Charges in respect of Properties outside the UK are based on exchange rates at the date on which they are set. If changes in exchange rates result in an effective increase in excess of 5% of the Rental Charge the Agent reserves the right to charge a surcharge, for which an invoice shall be issued to the Holidaymaker. The surcharge must be paid with the balance of the Rental Charge or within fourteen (14) days of the date of the surcharge invoice, whichever is the later.

3.11 A surcharge will not be levied within fourteen (14) days of the commencement of the holiday.

4 BOOKING DETAILS

Immediately upon receipt of the Holiday Confirmation from the Agent, the Holidaymaker should check the details and notify the Agent of any mistakes/errors made by the Agent as soon as possible and in any event within seven (7) days; no changes can be made to the Booking after this time. The Agent reserves the right to charge a holiday booking amendment fee to administer/correct any error by the Holidaymaker.

5 CANCELLATION BY THE HOLIDAYMAKER

5.1 The Holidaymaker should notify the Agent immediately in writing if he/she wishes to cancel the Booking. The cancellation only takes effect when the Agent has received written confirmation from the Holidaymaker. If the Booking is cancelled after the balance of the Rental Charge becomes payable, such balance shall remain payable notwithstanding cancellation.

5.2 No refunds will be given on the cancellation of a Booking by the Holidaymaker.

6 OTHER CANCELLATIONS

6.1 In the event of the Agent being unable to arrange the holiday accommodation requested by the Holidaymaker, or if the Property becomes unavailable for whatever reason, the Agent will endeavour to arrange alternative accommodation for the Holidaymaker of an equivalent type and standard in a similar location.

6.2 If the Holidaymaker has paid any money in respect of a Property and that Property subsequently becomes unavailable, the Agent shall use its reasonable endeavours to obtain a refund from the Property Owner to the Holidaymaker of all monies paid by the Holidaymaker.

6.3 The Agent is not liable for any costs associated with alternative accommodation, which must be paid by the Holidaymaker.

6.4 Save as set out above, the Agent shall have no liability for the cancellation or alteration of a Booking.

7 BROCHURE ACCURACY

7.1 To the best of the Agent's knowledge the details relating to any Property described in the Agent's brochure were correct at the time of printing.

7.2 Upon becoming aware of any material inaccuracies in any published description of the Property or material changes to the Property, the Agent shall endeavour to correct them in future publications and inform the Holidaymaker. The Agent may, in its sole and absolute discretion, offer the Holidaymaker the option to treat the change as a Cancellation Event and clause 6 shall apply accordingly.

7.3 The Agent cannot accept responsibility for any changes or closures to area amenities or attractions mentioned in the brochure.

8 INSURANCE

When the Holidaymaker makes a Booking the Agent will quote a price inclusive of the Booking Fee and holiday insurance cover. This insurance is arranged through UK General Insurance Ltd (registration number 4506493) on behalf of Ageas Insurance Limited (registration number 354568). Both are registered in England, and authorised and regulated by the Financial Services Authority. The insurance page of the Agent's website contains more details of the insurance cover provided and a sample policy. If the Holidaymaker does not require insurance to be arranged by the Agent, the insurance premium will be deducted from the quotation. To minimise the financial risks associated with going on holiday it is strongly recommended that the Holidaymaker arranges travel insurance that matches their needs when booking the holiday.

9 RESPONSIBILITIES OF THE HOLIDAYMAKER

9.1 During the period of the holiday, the Holidaymaker (personally and on behalf of all other people visiting the Property) undertakes (for the benefit of the Property Owner and the Agent) as follows:

(9.1.1) that the number of people occupying the Property will not exceed the number stated on the Holiday Confirmation;

(9.1.2) that the Property will be used solely for the purpose of a holiday by the Holidaymaker and his party;

(9.1.3) to show due consideration for other parties (to include, but not be limited to, refraining from abuses of the Property and/or dangerous, offensive or rude behaviour to the Property Owner, his representative or any third parties such as neighbours);

(9.1.4) to allow the Property Owner or his representative access to the Property at any reasonable time during the period of the holiday;

(9.1.5) to keep the Property and all furniture, utensils, equipment, fixtures and fittings in or on the Property in the same state of repair and condition as at the commencement of the holiday and to ensure that at the end of the holiday the Property is left in the same state of order and cleanliness in which it was found. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy and for any consequential loss;

(9.1.6) to report as soon as possible to the Property Owner (or his representative) any breakages or damage caused by the Holidaymaker during the holiday and to reimburse the Property Owner with the cost

Sykes Cottages UK booking conditions & insurance

of replacement. The Property Owner reserves the right to make a claim against the Holidaymaker for repair or loss as a result of damage caused; (9.1.7) to arrive after 3 p.m. on the arrival day and to vacate the Property by 10 a.m. on the day of departure unless prior arrangement has been agreed with the Property Owner and/or the Holiday Confirmation states otherwise;

(9.1.8) not (without the express permission of the Property Owner) to allow any person other than guests booked and staying in the Property for their holiday to use the facilities and amenities of the Property; and (9.1.9) to notify all other members of the Holidaymaker's party of these undertakings.

9.2 In the event of a breach of any of the undertakings set out in clause 9.1 the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the Holiday. In either case the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10 PETS

10.1 Pets are only allowed at Properties that are advertised as allowing a pet/pets. If a Holidaymaker takes a pet to a Property that does not allow them, or exceeds the stated number/size of pet, the Property Owner (or his representative) can refuse to allow the Holidaymaker to take possession of the Property or make the Holidaymaker leave the Property before the end of the holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

10.2 The Holidaymaker is liable for all damage caused by his/her pets. The Holidaymaker should remove all traces (inside and out) from the Property of pet occupation before final departure. The Property Owner reserves the right to levy an additional charge for any extra cleaning required after the Holidaymaker's occupancy. The Holidaymaker must not allow pets on beds or furniture within the Property and pets must not be left alone in the Property at any time. If the Holidaymaker breaches this clause the Property Owner (or his representative) may notify the Holidaymaker of the breach and if the Holidaymaker continues to breach this clause the Property Owner (or his representative) may make the Holidaymaker leave the Property before the end of the Holiday. If this happens the Holidaymaker shall be deemed to have cancelled the Booking and the Holidaymaker shall have no claim for compensation or reimbursement whatsoever.

11 LIABILITY

11.1 The Holidaymaker's (and all other members of the Holidaymaker's party's) personal belongings and vehicles (together with their contents) are left at the Property entirely at their own risk.

11.2 The Agent shall accept no liability to the Holidaymaker for any loss, damage or injury howsoever caused to the Holidaymaker or to the Holidaymaker's personal property (or to persons in the Holidaymaker's party or their personal property) during their stay at the Property except to the extent such loss, damage or injury is caused by the negligence or wilful default of the Agent.

11.3 No representative, agent or sales person (whether employed by the Agent or not):

(11.3.1) has authority to vary, amend or waive any of these Booking Conditions and no amendment or addition to any of these Booking Conditions shall be deemed to have been accepted unless accepted in writing by a senior manager of the Agent; and/or

(11.3.2) has authority to make any verbal representations or provide additional information over and above information contained in the Agent's brochures and website. The Agent cannot accept responsibility

and gives no warranty in respect of information or representations not contained in these Booking Conditions, the Agent's brochures and/or the Agent's website.

12 COMMUNICATION AND INFORMATION

12.1 For the purpose of the Data Protection Act 1998, all personal and other information and details collected by the Agent in the course of its business, belong to the Agent and will not be disclosed to any third party except to the Property Owner (and/or his representatives) in connection with a Booking.

12.2 Provided the Holidaymaker has not told the Agent otherwise, the Agent may use the Holidaymaker's personal information for marketing the Agent's services.

12.3 If the Holidaymaker or other individual wishes to be removed from the Agent's marketing lists, they should contact the Agent by phone on 01244 352280 or by email at info@sykescottages.co.uk.

12.4 Telephone calls between the Agent and the Holidaymaker may be monitored or recorded by the Agent for training and quality control purposes.

13 COMPLAINTS

13.1 In the unlikely event the Holidaymaker may have cause for dissatisfaction, the Holidaymaker should contact the Property Owner (or his representative) as soon as possible. The Agent encourages all Property Owners to take complaints from Holidaymakers seriously and to resolve them if at all possible.

13.2 If the Holidaymaker is unhappy with the Property Owner's response, the Holidaymaker should contact the Agent as soon as possible (and in any event within 28 days of the end of the holiday) and provide details of the complaint and the Property Owner's response.

13.3 Without prejudice to clause 2.2, upon receipt of details of a complaint from a Holidaymaker, the Agent may (in its absolute discretion) liaise with the Holidaymaker and the Property Owner and attempt to resolve the outstanding complaint.

13.4 This clause 13 is without prejudice to any cause of action the Holidaymaker may have against the Property Owner.

14 FORCE MAJEURE

No liability can be accepted and no compensation will be paid by the Agent or the Property Owner, where the Holidaymaker or his personal property (and/or any person in the Holidaymaker's party and/or their personal property) suffer any loss, damage, injury, disappointment, inconvenience or otherwise, or where the performance or prompt performance of any obligations by the Agent or the Property Owner are prevented or affected, by any event which the Agent or the Property Owner could not have reasonably foreseen or avoided including war, threat of war, riot, civil strife, industrial action, terrorist activity, natural or nuclear disaster, fire, adverse weather conditions, closure of international borders, disease, non availability of transport services, interruption to services/utilities and all similar events outside the control of the Agent or the Property Owner.

15 HOLIDAYS OUTSIDE THE UK

In the event that the Property is outside the UK, the Agent may be able to provide travel booking services. The provision of such services will be subject to further terms and conditions, copies of which shall be available on request.

16 LAW AND JURISDICTION

All contractual obligations arising out of these conditions shall be subject to English Law and the exclusive jurisdiction of the English Courts.

For Sykes Cottages Ireland booking conditions please see our website at www.sykescottages.co.uk/Ireland-booking-conditions or call 01244 352280.

Sykes Cottages UK holiday insurance

At Sykes Cottages we believe that arranging suitable travel insurance cover is just as important as watering the plants and locking the front door before you set off on your holiday. Sykes Cottages is an Appointed Representative of UK General Insurance Ltd. The travel insurance is arranged by UK General Insurance Ltd and underwritten by Ageas Insurance Limited. We offer comprehensive cover for up to 16 people that offers peace of mind and great value for money.

- Cancellation and Curtailment - up to £5,000 per booking
- Medical and treatment expenses - up to £2,000,000
- Personal Accident - up to £10,000
- Personal Liability - up to £2,000,000
- Personal Effects and Baggage - up to £1,000

For full details please see our website at www.SykesCottages.co.uk or call 01244 352280

Details of premiums

Holiday Price	Insurance Premium
Holidays up to £200	£10
£201 to £350	£17
£351 to £450	£21
£451 to £600	£28
£601 to £800	£37
£801 to £1,000	£46

Thereafter £4.50 for each additional £100.

Premiums include Insurance Premium Tax @ 20%

Other questions answered

Q: How do you maintain your high standards?

A: Our reputation is central to our success and we go to great lengths to protect it. That's why we strive to ensure every holiday cottage is of the highest standard and offers excellent value for money. Ultimately, we want to make sure you have a pleasurable stay and want to return for years to come.

The key to our success is in the selection and the quality of our properties. The criteria we use to select a property cannot be rigidly itemised: a farmhouse in its own grounds and a waterside apartment will each have special qualities that might not apply to the other. We try to capture the essence of each property as fully as possible in our descriptions and pictures, but it's what you think that really counts. That's why we ask you for your comments at the end of your holiday to help us ensure standards are maintained or even improved. All feedback, positive and negative, is summarised weekly and forwarded to the cottage owner. Each property also has the added benefit of being supervised personally by the owner or caretaker.

Please remember that your holiday cottage may have quirks you aren't used to. Old properties often have thick walls and small windows, and as a result may feel colder and darker than modern homes. Rural areas may have little or no reception for mobile phones or television, while properties on farms may experience animal or machinery noise. Please make sure you check with us at the time of booking if you have any specific requirements, such as mobile phone reception. If a cottage is advertised as having a 'private water supply,' it means the water will not have been processed in a water treatment facility, so we advise you to drink bottled or boiled water. On rare occasions, such as extremely hot spells, the water supply may be interrupted.

Q: Will our cottage have everything we need?

A: Every holiday cottage is unique, individually furnished and generously equipped. All our properties have everything you need for an enjoyable holiday, whether you choose a modern minimalist apartment or a farmhouse-style property with Aga and slate flooring.

All have hot water, bathrooms and flushing toilets. Kitchens will be equipped with all the utensils and appliances you'd expect for everyday use. Sitting rooms will normally have enough comfortable chairs for the maximum number of people the property accommodates and room for everyone at the dining table. There will usually be at least one colour TV.

The 'Amenities' section of each property description gives a good idea of what to expect in your property. The interior photographs will give you an accurate idea of its standard and decor.

Q: Can we take our pet with us?

A: To see if pets are allowed in your chosen cottage, and if there is a charge, please check the

'Amenities' section of the property description. Pets are welcome provided they are kept under control, exercised off the premises, kept out of bedrooms and off the furniture and that they are never left in the property unattended. You should also bear in mind that many beaches only allow guide dogs during the summer months.

Don't forget to tell us about all the pets you're taking with you when you book. Please note that even if a property has an enclosed garden, it does not necessarily mean it is totally escape-proof. We cannot accept responsibility for your pet's safety.

Q: Is linen provided?

A: In most cases linen is included in the rental price. Please check the 'Amenities' section of the cottage description to see if there is an additional charge for linen hire (usually £3.50 per person per week unless stated otherwise).

If you're bringing your own linen please check with the cottage owner or caretaker to see what you need. You should bring your own bath, tea and beach towels unless stated otherwise. If towels are provided, they must not be removed from the property. Cot linen is not provided.

Q: Are fuel and power included?

A: Most of our properties include fuel and power in the rental price. If not, this will be made clear in the 'Amenities' section of the cottage description. Some properties may charge a supplement, have a coin meter or make a charge based on a meter reading at the end of your stay. You may also have to pay extra for logs/coal for open fires and wood burning stoves.

Q: How much will our holiday cottage cost?

A: We've divided the year into a series of price periods or bands – A/B/C/D/E/F/G/H/I/X/NY. The weekly price for each band is shown in the pricing panel beneath the cottage description. Please see the calendar opposite to see which band applies.

The price is per property not per person. Any additional charges, eg linen, heating, taking your pet, will be detailed in the 'Amenities' section of the cottage description. Our Booking Fee of £35.00 per property, per week or short break, is included in the price on the pricing panel. We accept payment by debit cards (Switch/Maestro or Delta) and credit cards (Visa or Mastercard). A £7.50 charge will be made for all credit card transactions (not for Switch/Maestro or Delta cards).

Q: How do we pay for our holiday?

A: If you book well in advance, we charge a deposit of 30% of the rental plus a booking fee of £35.00 per property, per week or short break and any extras. The balance is payable 6 weeks before the start of the holiday. Within 6 weeks of the holiday start date you will need to pay in full when you book.

Q: What are the arrival and departure times?

A: Lettings start at 3pm on the first day of your holiday (usually a Friday or Saturday) and end at 10am on the day of departure, unless stated otherwise in the cottage description or holiday confirmation letter. This is to give the Owner or Housekeeper enough time to prepare the cottage for new arrivals. Please contact the owner/caretaker at least 2 days before setting off, where required to do so, to check the arrival time and arrange to collect the keys.

Q: Can we make changes to our holiday?

A: Call us to discuss your changes and we'll try to help. Changing an existing booking involves extra administration and contacting the owner of the holiday property. To cover this extra work you'll be charged an administration fee of £30. Please note that, once confirmed, bookings can only be moved to a closer date. We can't change bookings to a later date.

Q: What happens if I need to cancel my holiday?

A: We strongly recommend that you arrange holiday/travel/cancellation insurance to cover your holiday expenses, as we cannot give refunds on cancellations. A comprehensive insurance policy can be purchased from Sykes Cottages – full details are on the website. If you have your own policy which covers UK travel, this may act as a suitable alternative. You can find details of our Cancellation Policy in Section 5 of our Booking Conditions.

Q: What are your Booking Conditions?

A: When you make a booking you enter into a legal contract with the owner of the holiday property. The Booking Conditions are set out on page 50 and are shown on our website.

Q: Problems - what do we do if there's a problem?

A: At Sykes Cottages we do everything possible to ensure you have an enjoyable stay, but occasionally things go wrong. If a problem occurs, first contact the owner/caretaker responsible for the management and maintenance of the property. Any assistance we give to resolve a complaint in relation to your booking is provided on a goodwill basis and in our capacity as an Agent. Any problem must be reported immediately – complaints made after your occupancy cannot be entertained.

Q: How far ahead can I book?

A: We can provisionally hold almost any date, if the owner is happy for us to do so. Prices for the year are usually confirmed in the spring/summer of the preceding year. If the date you want hasn't been priced yet, then we'll simply hold the week for you.

Short breaks

There are four types of short break available:

WSB WINTER BREAKS	OSB OFF SEASON BREAKS	LMB LAST MINUTE BREAKS	XSB XMAS & NY BREAKS
Bookable any time. Available: Price band A (Winter). Price: 3 night WSB price quoted for each cottage in pricing panel at foot of cottage description. Extra nights charged pro rata of weekly rental.	Bookable within one calendar month of the start date. Available: 13th April – 25th May 2013 28th Sept – 26th Oct 2013 Price: 3 night price calculated as 75% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable within one week of the start date. Available: Price bands B, C, D, E, F, G, H, I, X, NY i.e. all price bands except band A (Winter season). Price: 3 night price calculated as 65% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.	Bookable any time. Available: Christmas week and New Year week. Booking must commence on specified changeover day. Price: 5 nights calculated as 85% of the weekly rental, or the Winter Short Break price if higher. Extra nights charged pro rata of weekly rental.
SPR – SMALLER PARTY REDUCTIONS Only applicable to participating cottages, sleeping 8 or more in 4 or more bedrooms. Reductions available on weekly rental for smaller groups. Bookable all year round.		Available: Price bands D, E and F. Price: 25% off normal weekly rental where occupancy does not exceed 6 people. Note: Smaller Party Reductions do not apply to short breaks.	

Calendar & price guide

To offer you the best value whenever you book, Sykes has split the year into a series of price bands – A, B, C, D, E, F, G, H, I, X and NY. When making your reservation, follow these simple steps:

1. Use the calendar below to see which price band applies to your desired dates - usually a Friday or Saturday arrival
2. Look at the pricing panel for your chosen property to see the price per week for that price band
3. If you're happy to proceed, make your booking

2013	January	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band NY	Band A		
	February	F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28	Band B			
	March	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band A	Band E		
	April	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band F	Band E	Band C	Band D
	May	W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band D	Band H		
	June	S S M T W T F S S M T W T F S S M T W T F S S M T W T F S S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D			
	July	M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band E	Band F	Band G	Band H
	August	T F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band I	Band H	Band G	
	September	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band D	Band C		
	October	T W T F S S M T W T F S S M T W T F S S M T W T F S S M T W T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band B	Band F		
	November	F S S M T W T F S S M T W T F S S M T W T F S S M T W T F S	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30	Band A			
	December	S M T W T F S S M T W T F S S M T W T F S S M T W T F S S M T	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31	Band X	NY		

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